

## **2000-2004 Consolidated Plan**

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## I. INTRODUCTION

The National Affordable Housing Act of 1992, as amended, requires states and local governments to prepare a Consolidated Plan addressing housing, community development and homeless needs within the community in order to be eligible to apply for federal assistance. The U.S. Department of Housing and Urban Development requires submittal of a Consolidated Plan that combines the planning and application process for three specific grants: Community Development Block Grant (CDBG); HOME Investment Partnership Program (HOME); and the Emergency Shelter Grant (ESG) program.

The Consolidated Plan is designed to allow communities to present a unified vision to address local problems comprehensively. Consistent with the National Affordable Housing Act and the instructions issued by the U.S. Department of Housing and Urban Development, the Consolidated Plan addresses the following statutory goals:

- Provide decent housing, including assistance to homeless persons to obtain appropriate housing, prevent homelessness, retain affordable housing stock, increase the availability of permanent housing that is affordable, and increase the supply of housing for persons with special needs;
- Provide a suitable living environment, including improving the livability of neighborhoods, increasing the supply of quality facilities and services, decreasing the isolation of income groups, revitalizing deteriorating and “at risk” neighborhoods, and restoring and conserving historic properties;

- Expand economic opportunities, including job creation and retention, establishment, stabilization, and expansion of small businesses, making jobs available for low and moderate income persons, making available mortgage financing at reasonable rates, providing access to credit for development activities that promote long-term economic and social stability and empower low income persons to achieve economic self-sufficiency.

The City of Wichita’s Consolidated Plan contains a five-year strategy. The document will serve as a guide for Wichita’s housing, community development and homeless needs for the period 2000 through 2004. Some of the major elements included in the Five Year Consolidated Plan are:

- The City of Wichita will implement both a Section 5 (h) Public Housing Home Ownership program as well as a Section 8 Home Ownership program.
- The City of Wichita will continue operation of the Neighborhood Revitalization Strategy Areas under the previous Five-Year Plan and implement a broader Inner City Redevelopment program.
- The City of Wichita will implement a Section 108 Loan Guarantee program to provide loan funds for small and minority businesses.

The Consolidated Plan is an opportunity to reevaluate the City’s collective housing and community development needs. It is an opportunity to reassess priorities, programs, resources, and the organizational structure that will best meet the challenges facing our community.

Given the limited resources and the increasing needs of the community, the Consolidated Plan will be valuable in assuring that limited funds are utilized as effectively as possible.

The City of Wichita's Consolidated Plan is comprised of four main components: Community Profile, Housing and Community Development, Strategic Plan and the One-year Action Plan.

1. *Community Profile:* This section describes the population characteristics, economic characteristics, community history, employment trends and housing characteristics.
2. *Housing and Community Development Needs:* This section describes the estimated housing needs projected for the five-year period, the nature and extent of homelessness, the extent to which non-housing homeless and other special needs require housing and an estimate of the number of low-income units that contain lead-based paint.
3. *Strategic Plan:* This section is based on the needs presented in the previous section and summarizes the City of Wichita's 5 year priorities, strategies, and organizational structure.
4. *One-Year Action Plan:* This section describes the City of Wichita's plan for the period July 1, 2000 through the period ending June 30, 2001, to address identified housing, community development and homeless needs. An annual plan (One-Year Action Plan) will be prepared for each subsequent fiscal year (July 1 to June 30).

In accordance with HUD guidelines and the City of Wichita's Citizen Participation Plan, the City of Wichita will also prepare a Consolidated Annual Performance and Evaluation Report (CAPER) each year. This report summarizes the City's progress in addressing housing, community development and homeless needs during the preceding fiscal year.

## **II. SUMMARY OF CONSOLIDATED PLAN DEVELOPMENT PROCESS**

The Department of Finance assumed the responsibility of preparing the HUD Consolidated Plan and the Combined Application, primarily because of the financial and application requirements involved in the Consolidated Plan. The Consolidated Plan is more than just a plan. It involves the application for millions of dollars in federal funds and the allocation of resources to City departments and non-city agencies. Department of Finance staff with assistance of the Metropolitan Area Planning Department and Housing Services, followed the process outlined below:

- Determined the scope of the Consolidated Plan requirements.
- Solicited comments and assistance from local service providers, both for-profit and non-profit.
- Prepared narrative and tables.
- Solicited public comments.
- Conducted public hearings to consider views and comments of citizens.
- City Council considered Consolidated Plan activities and approved Plan for submission.
- Submitted Consolidated Plan to HUD.

During 1999, the City of Wichita carried out the following activities on the dates specified below:

### **SEPTEMBER 16**

- Sent out preliminary needs for ranking by nearly 300 community agencies.

- Public comment period started.

### **OCTOBER 26**

- Provided comments to City Council. Public Hearing on proposed needs was held. City Council approves priority needs.

### **NOVEMBER 19**

- Applications and RFPs issued.

### **DECEMBER 1 & 2**

- Technical assistance meetings were held.

### **DECEMBER 6**

- Pre-proposal conference on RFP's was held.

### **DECEMBER 17**

- Funding applications and proposals due by 5:00 p.m.

### **FEBRUARY 8**

- Grants Review Committee held public hearing on housing and community development needs and applications.

### **FEBRUARY 16**

- GRC made funding recommendations.

### **MARCH 7**

- Allocations made by City Council.

### **APRIL 4**

- Council approves preliminary 5 Yr. and 1 Yr. Action Plan and authorizes 30-day comment period to begin.

### **MAY 9**

- City Council reviews and approves final CP plan, and authorizes submittal of 1/5 Yr. Action Plan to HUD.

### **MAY 12**

- Final plan transmitted to HUD.

### **JULY 1**

- Program begins.

### **III. CITIZEN PARTICIPATION AND CONSULTATION**

Citizen participation has been a major part of all phases of the Consolidated Plan. Preparation of the Consolidated Plan would have not been possible without the participation of many individuals, agencies, organizations and public interest groups.

City staff began the process of developing the Consolidated Plan with a review of existing policy and planning documents for commonly identified needs. Such documents included City Council goals, the Wichita-Sedgwick County Comprehensive Plan, Long Range Planning Task Force, Neighborhood Revitalization Plan and neighborhood plans. Preparation of these documents had extensive citizen involvement so citizen participation base existed at the outset of the Consolidated Plan process.

After staff's preparation of the preliminary needs, identified in the source documents, the list was mailed to over 300 community agencies and organizations. Their assistance in ranking the priority needs was sought. A public comment period was provided and a Public Hearing held at a regular City Council meeting before adoption of the final priority needs. Entities receiving the direct mailing included organizations involved in the provision of housing (including private sector organizations such as the Wichita Area Builders Association); health service providers; social services agencies; universities; Wichita Independent Neighborhoods; minority agencies; Small Business Administration; Wichita Public Schools; Sedgwick County; State of Kansas; United Way of the Plains; homeless coalition; churches; Wichita Independent Business Association; Environmental Protection Agency; Chamber of Commerce;

and Metropolitan Area Planning Commission.

A public hearing was held on October 26, 1999 to provide additional opportunity to comment. The City Council took into account the comments received before making final decisions on the priority needs.

During the development of the Consolidated Plan, specific information was solicited from a number sources. Housing providers and the Wichita/Sedgwick County Health Department were contacted for information regarding the incidence and extent of lead-based paint. The Wichita Housing Authority, as the public housing provider, presented information on actions taken to resolve instances of lead-based paint in Public Housing units.

The Homeless Task Force provided information on its Continuum of Care Submission and from various "point in time" studies. Additionally, information regarding needs of Public Housing and the Comprehensive Grant program of the housing authority are included.

The allocation of funds under the One-Year Action Plan began with a public notice advising of the availability of funds and with the scheduling of two workshops to provide additional information and technical assistance. During the allocation process, a public hearing was held to solicit citizen comments on housing and community development needs and to permit all applicants for undesignated funding to make presentations to the Grants Review Committee.

The Grants Review Committee was constituted to provide additional citizen input on One-Year Action Plan's undesignated funding. Additional citizen comment and input was solicited during the thirty-day comment period on the One-Year and Five-Year Plans from the general public through Public Notice in the newspaper of widest general circulation.

Additional input was solicited from United Way and Sedgwick County as the primary funding sources of social services.

The drafted copy of the Consolidated Plan, the Five-Year Plan, the One-Year Action Plan and the revised Citizen Participation Plan were provided to the City Council members for their review. In addition, copies of the draft plan were made available to the District Advisory Boards, United Way, Sedgwick County and Wichita Public Schools inviting their comment. The Public Notice identified a number of locations where copies of the draft plan could be reviewed including City Hall, branch libraries and other locations. Upon final adoption and approval, copies of the final Consolidated Plan will remain on file at these locations.

## **IV. COMMUNITY PROFILE**

### **A. Location and History**

Wichita, the largest city in Kansas with a population 329,211, is the county seat of Sedgwick County<sup>1</sup>. Major highways, including the Kansas Turnpike and Interstate I-35, link the city with a large trade area that encompasses a population of approximately 1.2 million people within a 100-mile radius<sup>2</sup>. The nearest large cities are Denver to the west, Kansas City to the northeast, and Oklahoma City and Tulsa to the south and southeast.

Wichita became a town in 1868, was incorporated in 1870, and has been a city of the first class since 1886. The original stimulus to the city's economic development was the extension of the Santa Fe Railway into Wichita in 1872. The city's early growth paralleled the expanding agricultural productivity of the Central Plains States and by 1900 the city was an important regional center for the processing of agricultural products and the distribution of farm equipment. In 1914, the discovery of oil broadened the economic base, drawing to the city numerous services, distributive enterprises and metalworking industries. From the earliest days of the aircraft industry, Wichita has been a leading producer of general aviation and commercial aircraft. McConnell Air Force Base was activated in 1951 and has remained an important factor in the community.

### **B. Growth Patterns**

In Wichita's early years, growth patterns were influenced by both the Arkansas and the Little Arkansas Rivers. Development extended north and south primarily along the Little Arkansas River, with many large, beautiful homes in the area now called Midtown. The central business district

became defined as the area east of the Arkansas River to what is now Washington Street, and between Kellogg and Murdock.

The Arkansas River divided the city into east and west communities. Although residential development occurred in all directions of the central business district, the growth was primarily to the east. As the City grew, commercial and residential properties tended to center along Broadway, the major north-south thoroughfare and Kellogg, the major east-west road.

Wichita expanded dramatically during the 1940's and 1950's with the explosion of manufacturing jobs in the aircraft industry. Newer neighborhoods developed in the southeast, northwest and southwest. The direction of residential construction changed in the late 1980's and 1990's. Development to the east was slowed by the cost of providing sanitary sewers. Growth to the southeast was restricted by the aircraft industry properties. Residential development to the south and west was limited by the lack of water and sewer utilities and by the airport.

Accordingly, the direction of development shifted to the west and northwest. The availability of less expensive farm land, the availability of municipal sewer and water connections, and desirable school districts have created numerous residential subdivisions in the past decade. In terms of actual numbers, Wichita's population growth has been steady for the past two decades.

**TABLE 1**

<b>Population</b>				
<b>Year</b>	<b>Wichita (000's)</b>	<b>Percent Change</b>	<b>Sedgwick County (000's)</b>	<b>Percent Change</b>
1950	192.2		222.3	
1960	244.5	27.2%	343.2	54.4%
1970	276.6	13.1%	350.7	2.2%
1980	279.3	1.0%	367.1	4.7%
1990	304.1	8.9%	403.7	10.0%
Source: U.S. Bureau of the Census				

As of January 2000, the city's total land area was approximately 137 square miles. The majority of new growth and annexation activity over the last several years has been in response to property owner requests associated with new developments and with water and sewer service requests in the new growth areas.

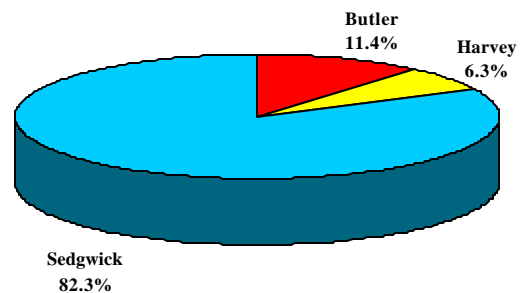
### **C. Population Characteristics**

#### Geographic Distribution and Density

The City of Wichita's latest population estimate is 329,211. This is a locally generated estimate based on a detailed count of building permits issued each year. Upon completion of the Year 2000 Census count, the population of Wichita will be updated. Using the same projection technique based on building permits, Sedgwick County has an estimated 457,712 residents as of January

1, 2000. Wichita is a part of the metropolitan statistical area (MSA), which includes Butler, Harvey and Sedgwick counties. For the MSA, the estimated population in 1998 was 543,850 and was apportioned among the three counties as shown below.

Population Distribution, 1998  
Wichita MSA  
Source: U.S. Bureau of the Census

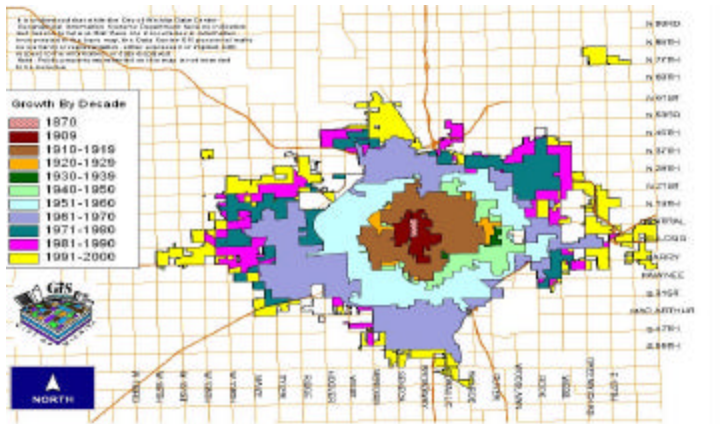


The city's population density has decreased by nearly 50 percent in the past few decades. Today there are approximately 2,344 persons per square mile in Wichita compared to 4,625 per square mile in 1960 when the density within the city limits peaked. Densities have been decreasing due to the expansion of growth on the fringes and to the movement of residents out from the older city core areas.

The trend of perimeter growth is expected to continue for Wichita, particularly for the far west, northwest and the east. Efforts, however, are underway to develop incentives and tools to assist in the revitalization of Wichita's older center city areas.



The map of proposed future development for Wichita and vicinity is shown on Map 1.



## Race and Ethnicity

The racial and ethnic composition of Wichita's population is comparable to that of the nation as a whole. Current trends indicate the fastest growth rate to be among Asian/Pacific Islanders and persons of Hispanic origin. The proportion of African Americans living within the City limits is expected to increase somewhat. Following patterns similar to that at the national level, the proportion of residents of Hispanic ethnicity in the City is also expected to increase following the Year 2000 Census.

**TABLE 2**

Population by Race and Hispanic Origin, 1990 (percent of total)		
Race and Ethnic Origin	Wichita	U.S.
White	80.3	75.6
African American	11.1	11.7
American Indian	1.1	.7
Asian or Pacific Islander	2.5	2.8
Other Race	0.1	0.1
Hispanic Origin	5.0	9.0
Source: 1990 Census of Population and Housing.		

## Age

The distribution of population by age, in Wichita, varies by area of the City. As in 1980, the 1990 concentrations of children (defined as less than 18 years of age) were located in the newer developed areas on the west, northwest and eastern peripheries. There were also high numbers of children in the lower income areas of northeast Wichita and Planeview. In 1990, Planeview had the highest percentage of residents under 18 years of age with 40.34% being in those age groups.

Larger concentrations of elderly residents were found in southeast Wichita, in the Riverside area (Census tract 14) and in the

Twin Lakes area (Census tract 84). In the decade between 1980 and 1990, Wichita saw an increase in the number of residents 65 and older, from 29,704 to 37,655. The median age increased in that time period from 28.9 to 31.7 years. A continued rise in the number senior citizens as well as a growing number of 40 and 50 year old residents are expected once the new Census results are available.

The aging of the large group of “baby boomers” is starting to cause some rethinking in the marketing of housing options and locations.

#### Education

The city of Wichita is served by eight unified school districts. The Wichita Public Schools (USD 259) is the largest in the city. It experienced steady enrollment declines from the 1991/92 school year through the 1995/96 school year, losing more than 2,500 students. Since that time, enrollment has rebounded, with an increase of more than 1,700 students over the past three years.

In addition to the public school districts, there are approximately 40 private schools serving preschool through high school students, as well as those needing special education. Twelve colleges and universities in the local area serve Wichita, including Wichita State University, University of Kansas-School of Medicine, Friends University, Newman University, and the Wichita Area Technical College. In 1990, 82 percent of Wichita citizens aged 25 years and older had at least a high school diploma, compared to 75 percent in the nation overall.

#### Households

The number of households increased in Wichita from 110,306 in 1980 to 123, 249 in 1990. This was an 11.7 % increase. In 1990, the average household size in Wichita was 2.43 persons. This is a decrease from the average size in 1980 when the household size was 2.49. These declining household sizes follow national and state trends as shown in Table 3 below.

**TABLE 3**  
**Average Household Size**

	1960	1970	1980	1990
Wichita	3.13	2.93	2.49	2.43
Sedgwick County	3.63	3.06	2.62	2.54
Kansas	3.14	2.97	2.62	2.53
United States	3.33	3.14	2.76	2.63

Source: U.S. Census of Population, 1960-1990; MAPD 1990  
Wichita-Sedgwick County Community Profile

Within the city, smaller households are generally found in central Wichita with household size becoming larger on the city’s periphery. Average household size by census tract in Wichita varied from 1.46 persons in tract 43 in the central core area to more than 3 persons per household in the far west (tracts 95.01 and 95.02).

In 1970, females headed 11.1% of all family households, or 8,000 families. By 1980, 10,631 or 14.3% of all families were headed by females. In 1990, the number of female-headed households had grown to 13,630 or 17.1% of all family households in Wichita. The census tracts of near northeast Wichita, tracts 6 (33.23%); 7 (35.77%); 8 (31.57%); 42 (30.07%) and 78 (32.4%) had the largest percentages of female-headed households. This followed a similar pattern as in 1980 and is expected to be very similar in the Year 2000 (following the Census count results).

### **D. Economic Characteristics**

#### Cost of Living

Wichita maintains a moderate cost-of-living rate of 95.1 about 4.9 percent below the average of 323 urban areas in the United States<sup>3</sup>. As of second quarter 1998, the median single-family home sales price in the Wichita MSA ranked 22<sup>nd</sup> lowest out of 131 reporting MSAs in a survey conducted by the National Association of Realtors.

As of second quarter 1998, the median sale price of a newly built single-family home in the Wichita metro area was \$125,000, substantially below the national median price of \$147,600<sup>4</sup>.

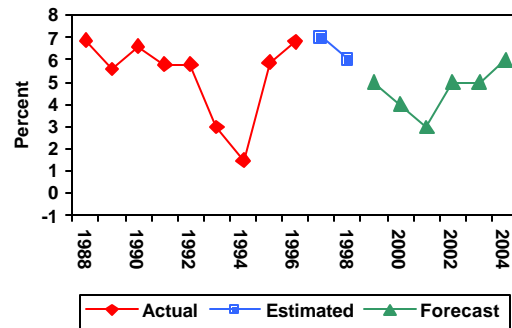
### Personal Income

Total personal income for Sedgwick County had an average annual growth rate of 5.2 percent for the decade ending in 1996 (the latest year for which data are available as of this printing). For 1998 through 2004, total personal income is expected to grow at an average annual rate of 4.7 percent.

If inflation remains in the range of 1.5 percent, real growth of personal income would average 3.2 percent for the period 1998-2004.

International competition will continue to prevent Wichita employers from raising wages. Additionally, consolidation is expected among small to mid-sized companies. This would lower manufacturing employment, the industry in which many of the higher paying jobs exist in Wichita. Personal income is attributed to the county in which a person lives, regardless of where he or she may work. As surrounding counties continue to successfully develop their own infrastructure and residential neighborhoods, they will attract a greater share of the MSA's total income. However, Sedgwick County will retain the greatest share of jobs and workforce in the region.

### **Total Personal Income Growth Sedgwick County**



Source: U.S. Dept. of Commerce, BEA. Compilation and forecast by Center for Economic Development and Business Research, W. Frank Barton School of Business, Wichita State University.

Personal income is affected by a number of factors, including social security, farm income, rental income, stocks, interest, and employee earnings. The largest share by far is the earnings of employees.

Downturns in manufacturing employment have historically been offset by more rapid growth in other sectors.

This pattern could be expected to continue, blunting the impact of any unexpected downturn in manufacturing. Receipts of unemployment insurance also moderate personal income during periods when workers may be temporarily displaced.

### Poverty

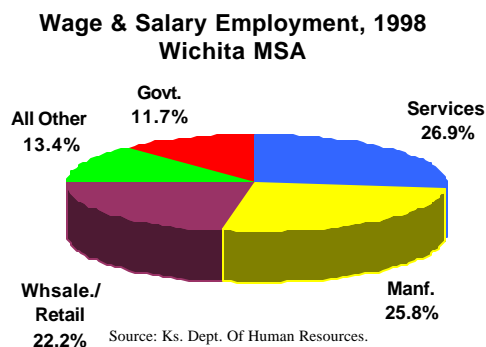
In 1990, 34.4% of all female-headed households in Wichita were below the poverty level. In addition, nearly a third (31.4%) of all African American families were below the poverty level. The poverty rates for other groups were: 24.1% for American Indian families; 25.6% for Asian and Pacific Islander families; and 14.8% for Hispanic families. These compare to the citywide average of 9.5%.

Areas of Wichita with the largest number of families below the poverty level are in and around the central area of the City (census tracts 1, 4, 18, 24, 26, 41 and 43); the near northeast area (census tracts 6, 7, 8, 11, and 78); and the southeast area of the City (census tracts 37, 65 and 68). See census tracts on Map 2.

## Employment

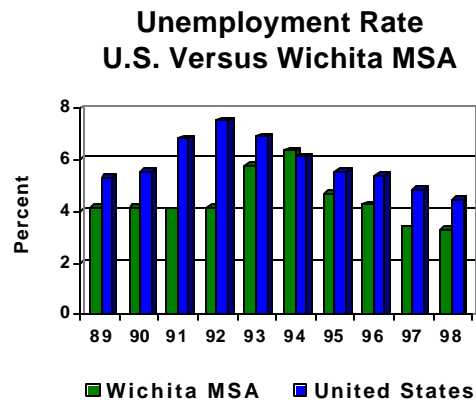
Wichita's employment includes a broad mix of business types, with a strong base of relatively high paying manufacturing jobs. A list of Wichita's major employers includes the Boeing Co., Raytheon Aircraft Co., Cessna Aircraft Co., Coleman Co. Inc., Bank of America, Bombardier Aerospace Learjet, Via Christi Regional Medical Center, Wesley Medical Center, Koch Industries and Southwestern Bell Telephone. However, any listing of the area's largest private employers cannot reveal the large numbers of small and mid-sized companies providing a wide variety of goods and services to markets around the globe. The 1996 *County Business Patterns* show approximately 11,206 business establishments in Sedgwick County with fewer than 100 employees.

Total wage and salary employment in the Wichita MSA grew by 3.9 percent during 1998, led by growth in the manufacturing sector which added 4,400 jobs.



In 1998, 27 percent of all jobs in the Wichita MSA were in service industries and 26 percent of all jobs were in manufacturing industries. Services accounted for 76,800 jobs, while manufacturing contributed 73,900 of the 286,000 total jobs.

Wichita's unemployment rate averaged 3.3 percent for the year, well below the U.S. average of 4.5 percent. Wichita's unemployment rate has been lower than the national average since 1995. Total employment grew 3.9 percent in 1998 in the Wichita MSA.

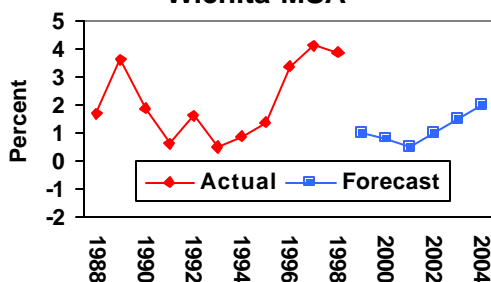


Total employment is expected to continue to grow at an average annual rate of 1.1 percent between 1999 and 2004.

The forecast for total employment is based on the following assumptions:

- U.S. Gross National Product average annual growth rate of 2 percent during the next 5 years,
- Continued modest inflation rates of around 1.5 percent,
- Increased consolidations among small and mid-sized manufacturers
- No further devaluation of currencies among major trading partners and
- Only a modest slowdown in aircraft orders.

### Total Employment Growth Rate Wichita MSA



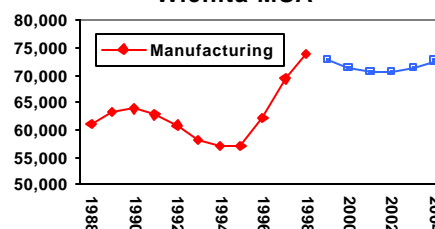
Source: Ks. Dept. Of Human Resources. Compilation and forecast by Center for Economic Development and Business Research, W. Frank Barton School of Business, Wichita State University.

Manufacturing employment in Wichita experienced its third year of rapid growth in 1998. Total manufacturing employment, led primarily by the aircraft industry, grew 6.3 percent in 1998. Manufacturing employment is expected to decline by 1.5 percent in 1999 and continues to decline through 2001 and then begins to recover with modest growth forecasted for 2003 and 2004. Averaged over the entire 5-year period, manufacturing employment is forecasted to have an average annual decline of 0.3 percent.

Production of both commercial aircraft and general aviation products in Wichita continued to accelerate in 1998. A strong national economy, new product introductions, successful marketing and major federal defense contracts have supported demand for general aviation aircraft. The Asian currency crises dampened demand for commercial aircraft in 1998 causing Boeing to announce employment reductions in Wichita. Wichita's general aviation manufacturers, which now combine to employ as many people as Boeing, had their third record setting year. In 1998, the three Wichita general aviation manufacturers had shipments totaling 1,528 aircraft, with billings of more than \$3.5 billion, up 22.8 percent from 1997. Today, Wichita's

manufacturers account for 60 percent of all U.S. general aviation shipments.

### Manufacturing Employment Wichita MSA



Source: Ks. Dept. Of Human Resources. Compilation and forecast by Center for Economic Development and Business Research, W. Frank Barton School of Business, Wichita State University.

Wichita continues to diversify its manufacturing employment base into a wide variety of high value-added jobs. Chance Industries is an example of a producer meeting worldwide demand for buses, trolleys and amusement rides. Other Wichita manufacturers include a large number of small to mid-sized highly technical and flexible firms in such industries as medical equipment, automobiles, heating and air conditioning and computers.

Koch Industries Inc., the nation's second largest privately held company, has its worldwide headquarters in Wichita. Koch is one of the fastest growing companies in the state. While employment at Koch was reduced in 1998, primarily as a result of record low oil prices, it remains one of Wichita's premier employers.

Although Wichita has a strong competitive advantage in the production of aircraft, the overall economy has a healthy diversity. In 1997, the Center for Economic Development and Business Research conducted a study that confirmed this diversity<sup>5</sup>. When compared to 46 relevant metropolitan areas across the nation, Wichita ranked 10<sup>th</sup> in terms of diversification. The volatility of the Wichita economy proved to be lower than the majority of the study cities by each economic indicator measured.

Wichita continues to attract a large number of national retail chains.

While growth along Rock Road continues at a rapid pace, in 1998 retail development in the west central and northwest sectors of Wichita continued at a healthy pace also.

Service employment is expected to be a major contributor to job growth in the future. This is due primarily to the regional nature of Wichita's health care industry and other new start-up companies. Wichita's long-term challenge, as is true for many cities, is the attraction of workers with the right skills for the jobs available within the community.

#### *Aerospace & Military Aircraft*

Boeing Aircraft Company is Kansas' largest private employer. In 1930, the Boeing Company employed 217 people. By 1943, the company had a World War II peak employment of 29,795 workers. In 1957, the all time peak of 35,158 employees was reached at the Wichita Boeing Company. Employment dwindled to 6,603 by 1970, and increased to 16,600 by 1980. Present employment is approximately 15,400.

A most important aspect of the Boeing Company employment is not just the number of employees, but the substantial incomes it generates in the local economy. Many jobs at the facility are high tech or engineering positions paying above average salaries. Even production workers at the facility have above average household incomes.

The Boeing Company is definitely the stalwart of the Wichita economy, and at this time continues to be in a position to take the Wichita economy well into the 21<sup>st</sup> Century in spite of recent announcements of major reductions in employment

#### *Health Care*

Wichita has grown into a regional health care center, through the expansion of facilities at Wichita's five major hospitals: Hospital Corporation of America's Wesley, St. Francis, Riverside, St. Joseph's, and Veterans Administration. With the recent formation and expansions of a half dozen local health care companies and two health care research organizations, Wichita seeks to expand its role in the health care industry. Health care is destined to play a vital part of the Wichita economy in future years, with most area hospitals continuing to pursue aggressive long-term expansion plans. Hospital Corporation of America's purchase of Wesley Hospital in 1985 resulted in the funding of Wesley Endowment Association, which is now one of America's largest non-profit medical research endowments. The Wesley Foundation's dedication to providing research and development grants to the medical field from its Wichita home office will result in increased health care activity in Wichita in future years.

#### *Agriculture*

Agriculture remains an important industry for Wichita's economy. Being centrally located in the wheat belt, Wichita is positioned to provide a wide range of services to the surrounding farm and ranch counties with agrarian based economies. However, economic developments of the early 1980's left the farm industry reeling. Declining commodity prices, soaring operating expenses and increased interest costs combined to decimate many long time farming operations. Farmers were forced to use available financial reserves to offset the shortfall in revenues. The heavy debt burden taken on in better times, with lower inflation, declining farm incomes and land values contributed to an increase in loan defaults and bankruptcy. Net farm income has been increasing since 1984, in part because of increased government payments and lower operating costs. Future expectations are for some increase in farm incomes.

In summary, agriculture in Kansas has passed the low point with recent rises in crop prices and government payments.

### *Oil & Gas*

Kansas has been a significant oil and gas producing state with an energy industry of \$2 billion per year. Wichita greatly benefited from oil and gas industry growth in the early 1980's. Oil exploration, drilling, and refining industries prospered because of high prices for crude oil, which reached almost \$40 per barrel in 1980. Expansion of the oil industry in the early 1980's contributed significantly to absorption of large amounts of office space in Wichita. The purchase of luxury items such as expensive automobiles was also characteristic of high-income people employed by the oil industry prior to the decline in crude oil prices. Conversely, the substantial decline of crude oil to \$12 per barrel in 1986, had a tremendous negative impact on the local economy. One bright spot for the state's petroleum industry has been increasing natural gas production. The Hugoton gas field in southwest Kansas is one of the largest gas production fields in the world. Gas has been at "bargain basement" prices for several years. Prices for natural gas are now expected to increase as excess supplies are depleted.

Significant increases in oil prices would be necessary to induce additional amounts of exploration, with most of the "easy" oil having already been found. Because the total recoverable reserves in the state are declining with reduced exploration activity, the long-term economic viability of the oil industry in Kansas is questionable. However, because the industry has already suffered a substantial decline in employment, substantial reduction in employment is not likely in the near future

that might have a traumatic effect on the local economy.

## **E. Housing Characteristics**

### Housing Units

As shown in Table 4, the number of housing units in Wichita has been increasing. In 1980, there were 116,649 units and in 1990, the number grew to 135,069, a 15.8% increase. The estimated number of housing units (pre-Census 2000) in Sedgwick County is 183,000. Wichita's estimated share of dwelling units is 152,000. These estimates are based on building permit records and will be updated when the results of Census 2000 are available.

**TABLE 4**  
**Change In Population, Households and**  
**Housing Units In**  
**Wichita 1960 -1990**

	1960	1970	1980	1990	1999 *
Population	254,698	276,554	279,272	304,011	330,000
Households	80,378	92,751	110,306	123,249	145,000
Housing Units	88,478	99,920	116,649	135,069	152,000

\* Source: Wichita-Sedgwick County Metropolitan Area Planning Department, 2000 Development Trends Report, preliminary draft

### Structure Types

The number of single-family units increased by 8,411 units or a 10.5% increase from 1980 to 1990. In 1990, census tracts 41 and 43 had the lowest numbers of single family housing units. Census tracts with over 95% of the residential housing stock as single family were 53 (southwest); 81 and 103 (far north); 94.01 (far west); and 101.02 (far northeast).



## Median Value, Average Value and Rents

The median value of owner-occupied homes in Wichita for 1990 was \$56,000 according to the 1990 U.S. Census. In that same year, the median sales price for all homes sold (new and older homes) was \$64,455 according to statistics provided by the Wichita Area Association of Realtors. This included homes in all of the Association's zones, including some homes outside of the Wichita city limits. In 1999, the median value had climbed to \$91,000, a 41% increase over 1990.

The average sales price, on the other hand, has been climbing over the past decade. In 1990, the average sales price was \$69,766. In 1998 the average topped \$100,00 for the first time reaching \$103,207. The average in 1999 had risen to \$104,632. However, in comparison to many cities across the nation, this figure is quite low and is evidence of the availability of affordable housing in the area.

Recent new apartment development in Wichita has had an impact on rents. Rents at the lower end for older, less modern complexes have decreased as owners strive to remain competitive. At the same time, however, new apartments have caused the rents for the upper end of the market to increase by an average of 20% for all types of units. It is expected that the development of additional apartment projects will slow considerably after some 900 units, currently under construction, are completed. The market is going to need some time to absorb the new units and get the vacancy rate currently at 12.1% back down below 10%<sup>6</sup>.



## Substandard Housing

Data in the 1994 Consolidated Plan indicated that 8,745 homeowners were experiencing housing problems. Housing problems were defined as: 1) any housing that cost greater than 30% of income; 2) lack of kitchen or plumbing facilities; or 3) overcrowded conditions.

Recent survey work completed as part of some neighborhood plans has revealed a substantial number of problems with many rental units. The problems range from poor tenant management of their homes to major code violations on the part of rental property owners and management companies. Neighborhood residents have provided anecdotal information about the condition of many rental units. This information is based on direct contact with tenants, landlords and observations of the actual units in their neighborhoods.

Statistics are collected by the City's Office of Central Inspection, which has 12 code enforcement officers to cover the estimated 57,000 rental units in the City. The department has approximately 4,400 active cases. There are an estimated 12,000 rental units that are substandard. Even when taken to court, problem landlords still make use of delays and continuances to buy time in making repairs. This has led to frustration among area stakeholders who want to rid their neighborhoods of poor housing. Furthermore, these substandard dwelling units pose a serious threat to the successful revitalization of some areas. New ways to effect quality rental and owner-occupied housing are being investigated as part of the City's Redevelopment Task Force research currently underway.



## V. HOUSING AND COMMUNITY DEVELOPMENT NEEDS

### A. Housing Needs

#### General Housing Statistics and Trends

##### *Development Trends*

The new housing market in Wichita has favored new construction in outlying areas, particularly for single family residences. Private sector developers have been shy about creating new single family housing in the older areas of the City for several reasons. The most commonly cited concerns are:

- difficulty and cost of assembling land from many owners;
- lack of a market for single family housing in these areas
- perceptions about the Wichita School District
- lack of flexibility in regulations & conditions to accommodate newer housing styles;
- lack of sufficient incentives by government

Most of the 1600 apartments built over the past three years have also been in the outlying areas and have been built to cater to the middle and upper income market. There has been an increase in remodeling activity as well as a growing desire by neighborhood activists and a segment of the building community to build and rehabilitate in the older areas of the City.

There is a movement to revitalize the older core areas of Wichita. The current market does not favor residents wanting to stay or move to the older neighborhoods. Much of the housing stock itself is obsolete in terms of today's requirements for floor plans, housing styles, electrical and plumbing fixtures, parking areas, lot size, and amenities. In addition the setting or neighborhood for much of the older housing is affected by: street conditions, appearance of neighboring homes and commercial buildings, absence of nearby commercial services, trash and litter, school quality perceptions and aging infrastructure.

- In Wichita, approximately 10,264 building permits for single family homes have been issued from 1991 to 1998.
- In Wichita, approximately 2,067 permits for demolitions involving single and multi family housing units have been issued between 1991 and 1998.
- In Wichita, approximately 1,600 apartments units have been built in the past 3 years.
- In Wichita, there has been a strong movement toward home ownership during the past 3 years when mortgage interest rates were in the 7.0% to 8.0% range.
- Home sales have been increasing over the past 5 or less years (from 7,411 in 1995 to 9,355 in 1999).

- As of February 2000, there were approximately 1,650 homes on the active market (for sale) in Wichita and 2,184 in Sedgwick County.
- The overall apartment vacancy rate is currently at 12.1%.
- In Kansas, Fair Market Rent for a two-bedroom unit is \$477;
  - an extremely low income household (earning 30% of the AMI of \$42,483) can afford monthly rent of no more than \$319.

- 41% of renters in Kansas are unable to afford Fair Market Rent for a two-bedroom unit.

#### *Individuals and Families*

The housing needs of individual and family households, in terms of estimated units and income levels, are shown in Table 5. The table shows the greatest needs are for, as expected, those with the lowest incomes, particularly small renter and other households. Also, there is a high need for units for all owners below the median income levels of 30%, 50% and 80%.

**Table 5**  
**Priority Housing Needs of Households**  
**(2A)**

PRIORITY HOUSING NEEDS			Priority Need Level (High, Medium, Low)	Estimated Units	Estimated Dollars to Address*
Renter	Small Related	0-30%	H	4,609	69,135,000
		31-50%	M	2,810	33,720,000
		51-80%	L	1,404	12,636,000
	Large Related	0-30%	H	1,403	28,060,000
		31-50%	M	620	10,540,000
		51-80%	L	363	4,356,000
	Elderly	0-30%	H	1,381	13,810,000
		31-50%	M	1,170	8,190,000
		51-80%	L	788	3,940,000
	All Other	0-30%	H	3,276	39,312,000
		31-50%	M	2,214	19,926,000
		51-80%	M	1,182	7,092,000
Owner	0-30%		M	3,481	76,582,000
	31-50%		H	2,130	31,950,000
	51-80%		M	3,131	21,917,000

\* The cost estimates are based on unit costs ranging from \$5,000 to \$15,000 for the remodeling of units for the elderly, singles, small families etc. to meet minimal housing code requirements, to \$20,000 and \$22,000 per unit for bringing larger household housing codes.

### *Special Groups*

#### □ Elderly

1990 Census data identified 49,772 persons aged 60 or older residing in Wichita. A January 1991 report released by the Central Plains Area Agency on Aging on the status of older residents included a summary of a survey targeted to Sedgwick County residents aged 60 and older.

Responses to this survey indicated:

- 82% live in a house, and 12% live in an apartment
- 82% own their own homes
- 45% lived alone, and 46% lived with one person
- 40% of those living alone reported fair or poor health.
- 28% had barely enough or not enough money to take care of current needs
- 41% are able to perform all household and property maintenance work

Health conditions and future health care are major concerns among the elderly. A Central

Plains Area Agency on Aging survey shows that 40% of elderly report their health to be fair to poor. Many who consider their health to be good have some limitations on activity. Primary needs such as affordable housing, comfort, security, and companionship of others are not unique to the elderly. The number of households in need of supportive housing is nearly 6,000 (See Table 6). As the population ages, the number is expected to rise.

Personal income and financial strength are also major concerns. Although these are also not unique to elderly populations, they are more significant because future income will decrease in comparison to an ever-increasing cost of goods and services. The Central Plains survey reveals one out of four elderly have barely or not enough money to meet their current needs. For a large segment of the elderly population paying for housing, health care, and nutrition are significant concerns. Even though approximately 80% own their own homes, many have major problems in meeting utility bills, providing routine maintenance, and making necessary major repairs.

**Table 6**  
**Jurisdiction's Non-Homeless Special Needs Population.**

	Households in Need of Supportive Housing	Data Source
Elderly	3,369	A
Frail Elderly	2,442	B
Severe Mental Illness	1,516	C
Developmentally Disabled	287	D
Physically Disabled	1,475	E
Persons with Alcohol/Other Drug Addiction	3,250	F
Persons with AIDS and Related Diseases	252	G
Data Sources: a. 1990 U.S. Census Bureau b. Central Plains Area Agency On Aging c. COMCARE of Sedgwick County d. Kansas Legislative Report: CARE e. Kansas Social Rehabilitation Services f. Wichita / Sedgwick County Alcohol and Drug Abuse Advisory Board g. Wichita / Sedgwick County Health Department		

#### ❑ Needs of the Severely Mentally Ill

COMCARE of Sedgwick County, formerly the Sedgwick County Department of Mental Health conducted a needs assessment and prepared a plan for community mental health services. A report dated July 19, 1991 provided the following findings:

Based upon an estimate of 1% of the general population, 4,036 individuals with severe and persistent mental illness reside in Sedgwick County. A survey of 15 agencies and hospitals, coupled with unduplicated COMCARE statistics, resulted in an estimate that 2,111 individuals with severe and persistent mental illness received services in Sedgwick County during 1990.

According to a study conducted by the United Way of the Plains, approximately 4,811 people meet criteria of being homeless in the Sedgwick County area. Based on information from the Kansas Department of Social and Rehabilitation Services (SRS) an estimated 1,203 people with severe and persistent mental illness are homeless in this area.

Service needs of the mentally ill were assessed through surveys sent to 30 area agency directors. More affordable and adequate housing were the top two needs identified.

Better crisis services, more job opportunities, medical and dental assistance, and more supported housing were next highest needs. Also needed were a "zero reject" policy by the county, day program focus on vocational and independent living, more vocational training, and services for dual mentally ill and substance abuse. A "zero reject" policy implies all clients requesting help are provided assistance.

#### ❑ Persons with Disabilities

A report to the Board of County Commissioners, An Assessment of the Needs of Individuals with Physical and Developmental Disabilities in Sedgwick County, Kansas, indicates that there are 1,080 children, age birth to five, in Sedgwick County with disabilities. It is more difficult to identify the number of residents over age five with disabilities.

While every age is important, the benefit of early intervention has been demonstrated to be critical for very young children and their families to be given a chance to develop normally and perhaps never enter the disability system or exit it as soon as possible.

School age children offer an additional challenge. After years of learning and stimulation in the public schools, it is an enormous waste of human potential and loss of substantial public investment to graduate young lives into boredom and stagnation or worse, regression. Starting at age 14, individual transition planning within the public schools targeting employment by graduation is key to the students economic, emotional, and intellectual future.

As a result, the highest request for housing and special services occurs at the ages ranging from seventeen to the mid-twenties. Services include but are not limited to:

- Case Management
- Individual Supports
- Independent Living
- Semi-independent Living
- Group Living
- Supported Employment
- Work Adjustment
- Work Activity
- Adult Life Skills
- Transportation
- Medical Care
- Dental Care

For many families, the worry is that their son/daughter will be making a transition

from school to a waiting list. Unfortunately, that eventuality occurs far too often.

### *HIV/AIDS*

The current inventory of supportive housing for persons with HIV/AIDS consists of 23 Shelter Plus Care vouchers and 7 project based units dedicated to this subpopulation. Additional facilities for 6 persons are available for transitional housing for HIV/AIDS victims. Housing needs for other persons with HIV/AIDS are addressed by providing supportive services which will allow individuals to live with family, friends or in some cases on their own.

### *Concentrations of Minorities*

Census data from 1990 showed minority populations concentrated in certain sections of the city. Many of the African-American residents were living in the near northeast area of the City (census tracts 6, 7, 8, 9, 42 and 78). Concentrations of people of Asian descent (primarily newer immigrants from Southeast Asia) were found in the near southeast areas (tract 65). Significant number of people of Hispanic descent lived in the north and near northwest sides of the City (tracts 1, 3, 4 and 82).

### Quality of Housing Stock

#### *Age*

In the 1990 Census of Housing, the age breakdowns for the housing stock in Wichita was given. These are shown in Table 7. In 1990, one half of the homes were built prior to 1958.

**TABLE 7**  
**Age Of Housing Stock**

<b>Year Built</b>	<b>Number of Housing Units (135,069 total)</b>
1989 to March 1990	1,811
1985 to 1988	7,965
1980 to 1984	13,862
1970 to 1979	22,875
1960 to 1979	15,313
1950 to 1959	33,864
1940 to 1949	19,274
1939 or earlier	20,105
<b>MEDIAN (Year home built)</b>	<b>1958</b>

### *Utility*

The utility of housing built 30 years ago and longer is of concern to many of today's buyers. While in many older homes the construction of the house and its current condition may be very good, the floor plans, garage space, lot sizes and location pose problems for many of today's families.

Larger kitchens and bathrooms are sought. More garage size is demanded of homebuilders. Having a minimum of two vehicles is very common now days. In addition, the size of larger sport utility vehicles and trucks, and the absence of 2 and 3 car garages are inconveniences to many households.

To accommodate these buyer preferences, the private sector has been building hundreds of homes in the outlying areas of and outside the City of Wichita. These newer subdivisions give developers the opportunity to build larger homes with the interior features desired and on larger lots with ample parking areas for multiple-vehicle families.

However, City leaders and staff have been keeping an eye on the aging of the population and the growing interest in smaller, less

"maintenance-needy" homes. These homes suit the lifestyles of the aging population. Therefore, the City has embarked on an examination of opportunities and market conditions for quality, safe and affordable housing in the older areas of the city, especially in and around downtown. While no expectation exists that people will flock in droves to the downtown area, there is strong interest in building new housing and rehabilitating existing, older structures and offering these housing options to the public. The City is considering funding a market study (or smaller studies) which will examine the type of housing that would be acceptable, from a market standpoint, and beneficial to the city as a whole.

### *Housing Conditions and Code Enforcement*

Of the 135,000 dwelling units in the City in 1990, there are approximately 37,000 housing units which have lead base paint in them. The majority of these were built before 1949.

There are approximately 12,000 substandard rental units in Wichita. An additional several thousand substandard owner-occupied homes, including mobile homes, are estimated to be in the City. However, the exact number of these privately owned structures is not known.

At present there are approximately 4,400 active cases involving housing code violations each year.

The City's Office of Central Inspection has 12 code enforcement officers to cover the estimated 57,000 rental units in the City. The department has approximately 4,400 active cases. Even when taken to court, problem landlords still make use of delays and continuances to buy time in making repairs. This has lead to frustration among area stakeholders who want to rid their neighborhoods of poor housing. Furthermore, these substandard dwelling units pose a serious

threat to the successful revitalization of some areas. New ways to ensure quality rental and owner-occupied housing are being investigated as part of the City's Redevelopment Task Force research currently underway.

### Market Analysis

#### *Housing Unit Distribution*

The distribution of housing units by type is only available using 1990 Census information. The distribution is shown in Table 8.

**TABLE 8**  
**Wichita Housing by Unit Type**

Number of Units	1980	1990	Change	% Change
1 Detached	75,232	83,209	7,976	10.6
1 Attached	4,916	5,351	435	8.8
2-4 units	13,085	16,155	3,070	23.5
5-9 units	3,511	4,849	1,338	38.1
10 + units	16,435	19,519	3,084	18.8
Mobile homes	3,440	5,986	2,546	74.0
Total units	116,620	135,069	18,449	15.8

Source: City of Wichita, 1995-1999 Consolidated Plan, Table 17

#### *Residential Sales*

The demand for housing units has been the greatest on the edges of the City. These areas have had the largest percentage gains in the

number of dwelling units built and sold during the 1990's. Table 9 shows residential area sales in Sedgwick County in 1998. Map 3 shows the reporting areas used by the Wichita Area Association of Realtors.



**TABLE 9**

<b>1998 Sedgwick County Area Residential Sales by Real Estate Reporting Zone</b>				
Zone	Total Sold	Average Price	Total Valuation	% of Total Sold
Zone 100	1,746	\$122,499	\$213,761,319	22.6
Zone 200	598	\$56,086	\$33,539,397	7.7
Zone 300	906	\$74,037	\$67,003,150	11.7
Zone 400	1,737	\$150,450	\$261,332,512	22.5
Zone 500	1,188	\$73,693	\$87,546,773	15.4
Zone 600	439	\$80,318	\$35,259,744	5.7
Zone 700	222	\$97,960	\$21,747,156	2.9
Zone 800	130	\$89,003	\$11,570,359	1.7
Zone 900	764	\$103,637	\$79,778,913	9.9
SUBTOTAL or AVERAGE	7,730	\$104,986	\$811,539,323	100.0
Butler County	900	\$102,183	\$91,862,690	--
Harvey County	328	\$78,341	\$25,695,813	--

Source: Wichita-Sedgwick County MAPD, 1999  
Development Trends report, Table 5

## Housing Prices

The median value of single family, owner-occupied homes in Wichita for 1990 was \$56,000 according to the 1990 U.S. Census. In that same year, the median sales price for all homes sold (new and older homes) was \$64,455 according to statistics provided by the

Wichita Area Association of Realtors ®. In 1999, the median value was \$91,000, a 41% increase over 1990. In 1990, the average sales price was \$69,766. In 1999 the average had risen to \$104,632. Both median housing prices and average sales prices from 1983 to 1999 are shown in Table10.

**TABLE 10**

<b>Average and Median Sales Prices In Wichita Area</b>		
<b>Year</b>	<b>Average Sales Price</b>	<b>Median Sales Price</b>
1983	\$62,040	\$55,490
1984	\$64,030	\$57,710
1985	\$65,254	\$57,650
1986	\$66,320	\$60,420
1987	\$68,050	\$61,560
1988	\$68,750	\$62,880
1989	\$70,360	\$63,730
1990	\$69,766	\$64,455
1991	\$74,584	\$65,000
1992	\$77,526	\$69,000
1993	\$79,907	\$70,500
1994	\$84,231	\$74,000
1995	\$88,651	\$75,650
1996	\$91,317	\$80,000
1997	\$96,473	\$83,500
1998	\$103,207	\$88,900
1999	\$104,632	\$91,000

Source: Wichita Area Association of Realtors, MLS Statistics Report for December 1999

## *Rental Housing Supply*

For people who need to or choose to rent, the average rent paid has been going up over the

past eight years. Table 11 shows average citywide rents in Wichita from 1992 to 1999.

**TABLE 11**  
**Average City-Wide Rents In Wichita From 1992 –1999**

Date	Studio	1 Bedroom	2 Bedroom	3 Bedroom	2-3 Bedroom Townhomes
January, 1992	\$253 - 260	\$305 – 331	\$394 - 423	\$483 - 523	\$554 - 600
January, 1993	\$277 - 281	\$324 – 357	\$415 - 447	\$551 - 625	\$575 - 627
January, 1994	\$268 - 280	\$326 – 359	\$423 - 438	\$546 - 579	\$578 - 663
January, 1995	\$277 - 285	\$330 – 366	\$423 - 453	\$550 - 621	\$586 - 646
January, 1996	\$263 - 271	\$323 – 355	\$414 - 453	\$507 - 547	\$595 - 657
January, 1997	\$286 - 294	\$340 – 372	\$433 - 483	\$605 - 639	\$597 - 671
January, 1998	\$289 - 299	\$357 – 394	\$460 - 501	\$576 - 632	\$622 - 672
January, 1999	\$313 - 321	\$382 – 421	\$489 - 529	\$647 - 692	\$679 - 739

Source: Wichita Apartment Directory, Progress Report #285, Paul Savage, 1/12/00

*Rental Vacancy Rates*

Vacancy rates for apartments have increased dramatically over the past two years. A large supply of middle income and luxury apartments has come on line in Wichita. Several hundred units are still in the

completion or approved, but not yet built stage. Vacancy rate changes between 1993 and 2000 are shown in Table 12. The table shows an exceptional year for high vacancies in 1995. Otherwise the rates were fairly normal until 1999 and 2000.

**TABLE 12**  
**Apartment Vacancy Rate Comparison**

VACANCY RATES in WICHITA (%)						
	Northeast	Southeast	Downtown	Southwest	Northwest	Overall
Jan. 1993	5.0	6.8	3.1	5.6	5.9	5.9
Jan. 1994	7.0	11.3	7.9	13.5	8.1	9.6
Jan. 1995	9.4	11.8	6.9	10.2	10.8	10.6
Jan. 1996	9.3	10.1	11.9	11.6	9.8	10.1
Jan. 1997	6.5	9.0	9.2	9.9	6.8	8.0
Jan. 1998	5.9	5.6	6.8	6.2	6.0	5.9
Jan. 1999	11.0	8.0	8.8	8.5	9.0	9.0
Jan. 2000	14.7	11.5	10.5	14.8	10.5	12.1

**Table 13**  
**Renter Household Income**

1999 Estimated Renter Household Income						
Location	1999 Estimated Renter Household Income (NLIHC)		Maximum Affordable Monthly Housing Cost by % of Family AMI			
	Annual	Monthly	30%	50%	80%	100%
Kansas	\$23,323	\$1,944	\$175	\$292	\$466	\$583
Sedgwick County	\$26,721	\$2,227	\$200	\$334	\$534	\$668
Wichita, KS	\$26,676	\$2,223	\$200	\$333	\$534	\$667

**Table 14**

Location	Income Needed to Afford FMR						Estimated Number of Renters Unable to Afford FMR	
	Amount		Percent of Family AMI		Percent of Estimated Renter Median			
	One Bedroom	Two Bedroom	One Bedroom	Two Bedroom	One Bedroom	Two Bedroom	One Bedroom	Two Bedroom
Kansas	\$14,969	\$19,096	35%	45%	64%	82%	33%	41%
Sedgwick County	\$15,560	\$20,840	31%	41%	57%	78%	31%	40%
Wichita, KS	\$15,560	\$20,840	31%	41%	57%	78%	31%	40%

### *Housing Supply for Special Needs*

The City of Wichita is committed to meeting the needs of all citizens; including those with special needs such elderly, frail elderly, persons with mental illness, physically disabled and persons with alcohol or other drug addictions. For example, the City funds nearly \$1 million dollars per year in substance abuse and mental health programs from local tax funds.

The City also funds two Section 8 Project Based Certificate programs: one for frail elderly and the other for persons with AIDS.

Specific short-term community development objectives with benchmarks are listed in Table 23 (2C) on page 70.

## **B. Needs of the Homeless**

### General Needs

The homeless population in Wichita includes abused women and children, elderly poor,

single men and women, persons with physical and mental disabilities, emotionally disturbed, substance and alcohol addicted, unemployed, families, children and runaway youth. In the shelters participating in a community-wide database, sixty-three percent of individuals receiving emergency shelter in Wichita are females, many of whom are single mothers caring for their children. The state of homelessness is seldom the result of a single isolated event, but rather developed from a series of social and economic circumstances.

Estimates of the actual number of homeless in Wichita vary widely, however data on the homeless who seek shelter is now collected in a central database. Data collected by shelters participating in the community-wide database from October 1, 1998, through September 30, 1999 revealed 2,114 (unduplicated) homeless persons received emergency shelter during this one-year period.

Data for homeless and special needs populations are difficult to obtain due to privacy concerns and to the ever changing situations of the special population. However, the current estimated needs are provided in Table 13.

Information from the Comprehensive Homeless Assistance Plan, shown in Table 14 indicates that on any given night in Wichita, there are 579 homeless individuals in shelter beds, on the streets, or in hotel/motel paid care.

**Table 15**

**Table 1A. Homeless & Special Needs Population**

		Estimated Need	Current Inventory	Unmet Need/Gap	Relative Priority
<b>Individuals</b>					
Example	Emergency shelter	115	89	26	M
Beds/Units					
	Emergency shelter	191	151	40	L
	Transitional Housing	467	63	404	H
	Permanent Housing	312	113	199	M
	Total	970	327	643	
Supportive Service Slots	Job Training	325	84	241	H
	Case management	372	314	58	M
	Substance Abuse Treatment	93	42	51	H
	Mental Health Care	325	73	252	H
	Housing Placement	233	125	108	L
	Life Skills Training	185	133	52	L
	Other				
	Other				
Sub Populations	Chronic Substance Abusers	650	62	588	H
	Seriously Mentally Ill	325	125	200	H
	Dually-diagnosed	176	62	114	H
	Veterans	56	40	16	L
	Persons with HIV/AIDS	30	29	1	L
	Victims of Domestic Violence	152	32	120	M
	Youth	113	50	63	M
	Other				
<b>Persons in Families with Children</b>					
Beds/Units	Emergency shelter	388	123	265	L
	Transitional Housing	1302	43	1259	H
	Permanent Housing	407	70	337	M
	Total	2097	236	1861	
Supportive Service Slots	Job Training	734	81	653	H
	Case management	839	179	660	M
	Child Care	1573	67	1506	H
	Substance Abuse Treatment	168	41	127	H
	Mental Health Care	210	60	150	M
	Housing Placement	520	50	470	L
	Life Skills Training	419	137	282	L
	Other				
	Other				
Sub Populations	Chronic Substance Abusers	879	62	817	H
	Seriously Mentally Ill	210	6	204	M
	Dually-diagnosed	73	5	68	M
	Veterans	126	45	81	L
	Persons with HIV/AIDS	1	0	1	L

1) Transitional housing inventory is expressed in housing units.

2) For purposes of this table, "Permanent Housing" is defined as permanent supportive housing for the homeless.

3) The City of Wichita has contracted for a consultant to assist with the development of a strategic plan to address homeless issues. The priorities indicated above are subject to change as the development of the strategic plan progresses

**TABLE 16**  
**Homeless Shelter "GAP" Calculations**

<b>Shelters</b>	<b>Homeless Persons</b>
Shelter Need (CHAP Estimate)	579
Existing Shelter Capacity	274
Homeless Shelter "GAP"	305

Establishing an accurate count of the Homeless at any given point in time has proven an elusive task at best, however the Homeless Task Force has updated a point-in time study of the homeless population in the Wichita/Sedgwick County area for the Continuum of Care Submission.

A point in time count was made in March of 1999 to gather information for the Gap's analysis included in the Continuum of Care Submission. The study was coordinated by the Continuum of Care Committee. Interviews were conducted with individual homeless service agencies to determine current inventory for emergency shelter beds, transitional housing and permanent housing units, supportive service slots, and service slots available for specific sub-populations. Estimated need for each category was determined through the results of a series of focus groups held with the Wichita Homeless Task Force, the Wichita Homeless Services Coalition, United Methodist Urban Ministry's Drop-in Center Advisory Board (which included consumers of services) and People's Net, a consumer run program for individuals who are homeless or formerly homeless.

In 1998, the community began collecting data in a common data base on the number of individuals and persons in families who are spending at least one night in an emergency shelter. For the 2000 Continuum of Care submission, the database statistics have been utilized to update the results of the point in time study conducted in 1999 to reflect more accurately the actual characteristics of those receiving shelter and the needs of those leaving the shelters. During the 1990's the community has seen a shift in the homeless population from individuals to families. The current ratio of persons seeking shelter in shelters participating in the community-wide database is approximately 32 percent individuals and 69 percent persons in families.

The Task Force also surveyed the shelters and other service providers during the week of January, 2000, on the current need. While the overall numbers for need have not been adjusted upwards, the overwhelming consensus of the provider agencies is that the need for Emergency Shelter, Transitional Housing and Permanent Supportive Housing is greater than it was a year ago. There was also consensus that the need for supportive services had increased.

Within sub-populations of the homeless, there is an overall view that there are an increased number of homeless individuals and families with chronic substance abuse, serious mental illness, dual diagnosis and domestic violence, while the number of veterans, persons with HIV/AIDS, and youth have remained constant or decreased.

Over 19,800 households were living below the poverty level in 1990 and 15,140 of those were female-headed families with children under the age of five. The local HUD Fair Market Rent (FMR) for two and three bedroom apartment was \$503 and \$625 respectively in 1992. These factors indicate the probability of a substantial number of homeless and "near homeless" in the community.

The Community Needs Assessment conducted by the United Way of the Plains (1993) reports: "One third of all homeless people are children. The U.S. Conference of Mayors reported in 1982 that 79 percent of runaway homeless youth had been homeless more than once, and 25 percent had been homeless over 10 times. More than 60 percent of young people served by emergency shelters report having been physically or sexually abused by their parents or other members of the family."

The data collected for the 12-month period ending September 30, 1999, for emergency shelters in Wichita revealed that 32.5% of the homeless in Wichita are children aged 10 and under. Another 10.5% were between 11 and 19.

Of the 2,114 persons who received emergency shelter during this period 47.3% were White; 39.5% were Black; 9.1% were Hispanic; 2.9% were American Indian or Alaskan Native, .8% were Asian or Pacific Islander and .4% are not known.

These figures do not include children admitted to the Wichita Children's Home, many of

whom are runaways. The Wichita Exploited and Missing Children's Units (EMCU) reports there are 250 to 325 runaways in Wichita per month.

#### Outreach:

There are several facilities and services available for outreach to the homeless population. One successful avenue for making contact with Wichita's unsheltered homeless population has been through the day shelter operated by United Methodist Urban Ministry's Homeless Services. The Drop-In-Center provides a centralized location for meals, showers, laundry, information/referral and socialization among people who are living on the streets or in overnight shelters. The Drop-In-Center serves an average of 150 people each day. The Drop-In-Center offers on-site case management services from United Methodist Urban Ministry's staff and COMCARE's Homeless Program staff. Other agencies such as the Veterans Administration also offer services at the Drop-In center.

Specific efforts have been developed to target individuals with special needs who may require extended or innovative outreach activities, such as individuals with mental illness and/or HIV/AIDS, veterans, and teens/young adults.

Assertive outreach activities for youth and for adults who have a mental illness in Sedgwick County are coordinated through Wichita Children's Home and COMCARE of Sedgwick County's Homeless Program. Wichita Children's Home's Street Outreach goes into the community to find and help youth who are homeless for any reason. Each year, COMCARE's Homeless Program's interdisciplinary Outreach Team makes approximately 1,000 unduplicated contacts with people who are homeless.



A Safe Haven, with a capacity of 20, complements other outreach efforts for the segment of the homeless population that has a chronic mental illness.

### Emergency Shelter

There are nine night-time emergency shelters in Wichita, as well as one day-time shelter (United Methodist Urban Ministry's Drop-In-Center), and a Safe Haven for people who have a serious mental illness but are not engaged in mental health services. The Safe Haven was established in January, 1998 by Inter-Faith Ministries in partnership with COMCARE's Homeless Program specifically to respond to the need for long-term, low-demand shelter for persons with a serious mental illness who are living on the streets. Safe Haven residents have typically been unable or unwilling to reside at the other emergency shelters.

The nine night-time emergency shelters include: 1) Anchor House (single men); 2) Catholic Charities' Anthony Family Shelter and Emergency Services (families and couples); 3) Catholic Charities' Harbor House (victims of domestic violence); 4) Inter-Faith Inn (families, couples, and single men/women); 5) The Salvation Army's Homeless Services--Emergency Lodge (single women and families); 6) Union Rescue Mission (single men); 7) Union Rescue Mission's Haven of Hope (women with children); 8) Wichita Children's Home (children without their parents); 9) YWCA Women's Crisis Center/Safe House (women and children).

The nine previously noted nighttime shelters provide a total of 274 short-term emergency shelter beds to accommodate people of all

ages. The number of beds has remained fairly constant despite fluctuations of bed numbers within some shelters. The number of available emergency shelter beds continues to be a gap in services when compared to the estimated number of individuals who are homeless on any given night.

The most recent Comprehensive Homeless Assistance Plan (CHAP) estimates there are 579 homeless individuals in shelters or on the streets on any given night. These figures result in approximately 305 individuals left unserved. One strategy Wichita has used to address this need is with an annual "Overflow Shelter" which operates during the winter months. For the last six years, the City of Wichita, Sedgwick County and the United Way have provided funding for Inter-Faith Ministries, with the oversight of the Wichita Homeless Services Coalition, to operate the Overflow Shelter in host churches in the downtown area. Volunteers from a broad representation of the faith community contribute food, clothing, thousands of volunteer hours for operating assistance, and donated facilities to house the Overflow Shelter. In 1996-1997 the Overflow Shelter served 469 (unduplicated) people with dinner and an over-night stay. In 1997-1998, the Overflow Shelter served 447 (unduplicated) people. During the 1998-1999 winter season, 461 individuals (unduplicated) were served through the Overflow Shelter.

### Transitional Housing

Transitional housing is an important element in the community's Continuum of Care. A total of 106 units of transitional housing are available as follows:

**TABLE 17**

<b>Transitional Housing</b>	<b>Units</b>
Families	34
Pregnant Women with Chemical Addiction	5
Adults	10
Adults with Mental Illness	24
Adults with HIV/AIDS	7
Youth	17
Domestic Violence Victims	9

**Permanent Supportive Housing**

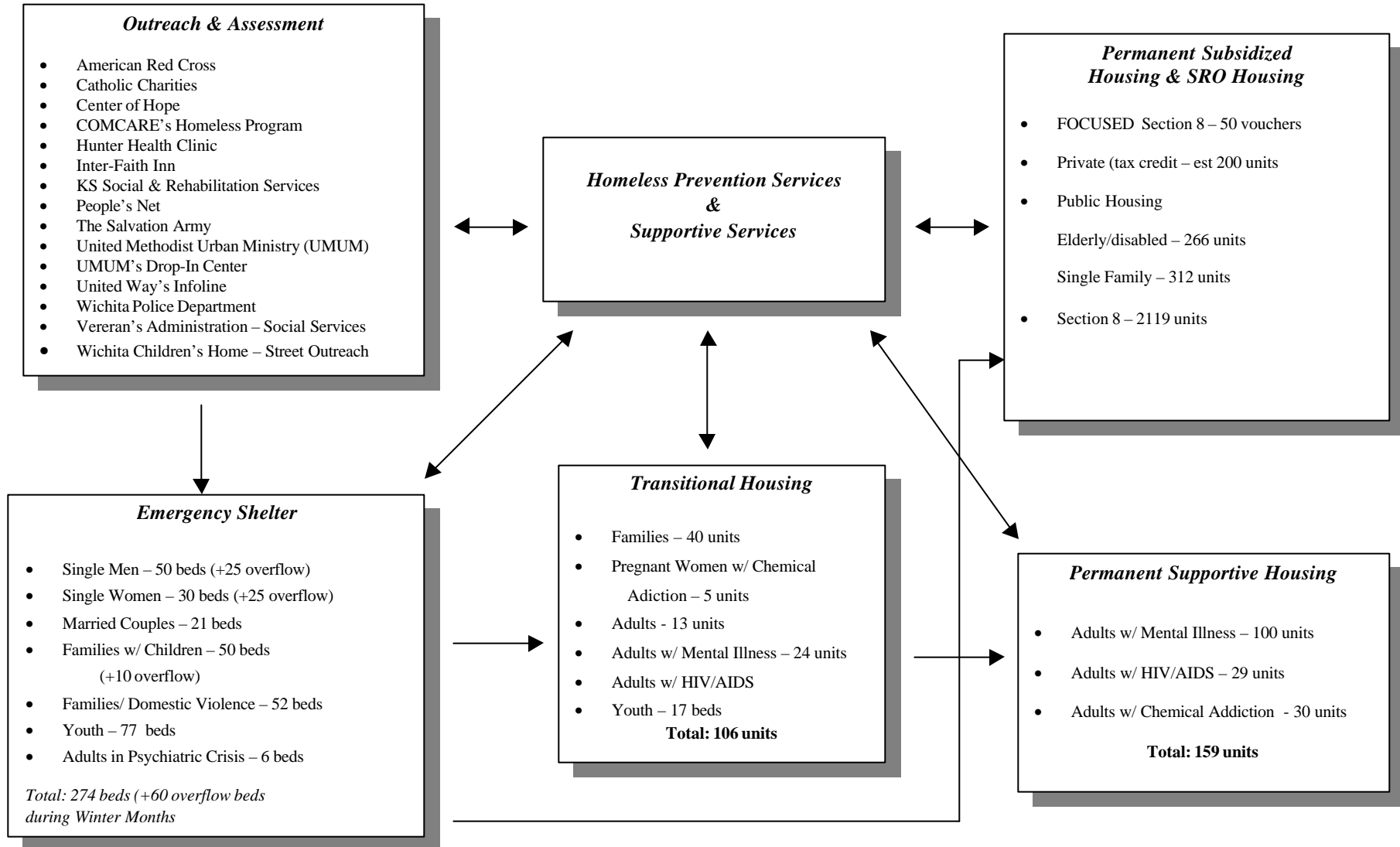
Shelter Plus Care has been the primary source of permanent supportive housing in the community. The original allocation of 150 units received in 1994 has provided 100 units of housing for Adults with Mental Illness, 20 units for Adults with HIV/AIDS, and 30 units for Adults with Chemical Addiction. The vouchers have been matched by services to the respective population by COMCARE, ConnectCare, and United Methodist Urban Ministry. ConnectCare also provides 9 additional permanent supportive housing units at KC Estates.

Permanent subsidized housing has been made available to homeless and formerly homeless individuals and families through several initiatives of the Section 8 program. The City

of Wichita in its capacity as the Wichita Housing Authority currently has an allocation of 2,017 vouchers and Certificates, not including Shelter Plus Care. Through the focused housing program, 50 vouchers have been reserved for referrals by homeless shelters. While all vouchers are available to homeless as well as non-homeless, programs, which will provide assistance to sub-populations of the homeless, include vouchers for non-elderly disabled and the Family Unification Program. The Family self-sufficiency program is available to all Section 8 tenants.

The City of Wichita and Sedgwick County Continuum of Care Flow Chart is listed on the following page as Table 18.

**Table 18**  
**City of Wichita and Sedgwick County**  
**Continuum of Care Flow Chart**



Source: Homeless Task Force; Wichita Housing Authority

### **C. Public Housing Needs**

The City of Wichita Housing Authority (WHA) owns and manages 578 residential units. 226 units are located in four elderly designated complexes. A total of 352 residential units are single family dwellings located in various areas of the City of

Wichita. It is estimated that 100 units will become available annually for the housing of low-income applicants.

Below is a table indicating the developments, number of units in each, and the overall score on a recent PHAS physical inspection report.

**TABLE 19**  
**Public Housing Unit Inspections**

Development	Number of Units	Inspection Score
KS16P004002	185	81.0
KS16P004004	22	93.9
KS16P004006	32	90.8
KS16P004007	49	89.9
KS16P004010	18	98.9
KS16P004012	9	94.8
KS16P004013	5	97.5
KS16P004014	4	96.4
KS16P004005	86	100
KS16P004011	90	96.5

All of the above developments participate in the HUD approved Comprehensive Grant program.

The Section 8 waiting list currently lists 1,667 families needing rental assistance. The list has been closed for 22 months

except for elderly, non-elderly disabled and handicapped. The public housing waiting list includes 1,813 applicants with the following characteristics listed in the table below. The waiting list has been closed for 22 months except for one-bedroom elderly or disabled and families of 6 or more.

**TABLE 20**  
**Waiting List for Public Housing**

	# of families	% of total families
	1813	
Elderly Families	80	4%
Families with Disabilities	706	39%
<b>Needs by Bedroom Size</b>		
1BR	558	31%
2 BR	528	29%
3 BR	516	28%
4 BR	200	11%
5 BR	11	1%
5+ BR	0	0.0%

**D. Lead-based Paint Housing**

The estimated number of housing units, occupied by low and moderate income families, which contain lead-based paint hazards is 37,000 out of a total of 84,280 units. Most of these units are located in the older areas of Wichita, an area roughly bounded by Meridian on the west; 29<sup>th</sup> Street North on the north, Oliver on the east and MacArthur on the south.

Currently, there are two techniques utilized to address lead-based paint issues: encapsulation or complete abatement. The estimated cost is \$6,600 per unit for encapsulation, and \$9,240 per unit for abatement. For the 37,000 units, the cost to abate lead-based paint hazards is thus estimated from \$244,200,000 for encapsulation to \$341,880,000 for complete removal.

Approximately two years ago, the Wichita Housing Authority completed a program in which lead-based paint was encapsulated or abated in all affected WHA units. Upon leasing of a property, tenants are provided with a copy of the booklet *Protect Your*

*Family from Lead in Your Home*, in addition to the available records and reports pertaining to lead-based paint/hazards in the unit.

The Wichita-Sedgwick County Community Health Department provides free screening tests for the general public, primarily targeting women, infants and children in WIC programs. Other qualifying low-income families may also request free screening tests. The department circulates information regarding the health risks and has established a lead poisoning committee to monitor the public's health as it relates to this hazard. The department also keeps a list of all reported cases of lead poisoning for the City of Wichita.

Households receiving assistance through the City's CDBG and HOME-funded programs are advised of the dangers of lead-based paint. Currently, lead-based paint hazards are addressed under the regulations applicable to CPD-funded housing programs, which primarily focus on the existence of deteriorated paint.

HUD's new regulation on Lead-Based Paint Hazards in Federally Owned Housing and Housing Receiving Federal Assistance will become effective September 15, 2000. These regulations, and their consequences on Wichita, are discussed later in Section VI.B.7.

## **E. Barriers to Affordable Housing**

### Land Use Controls

#### *Zoning*

Since the completion of the 1994 Consolidated Plan, the City of Wichita has adopted a new unified zoning code. It is unified in that the code applies to the City of Wichita and to Sedgwick County.

The Code's provisions for accommodating housing are generous as the City has a number of zoning districts that are available to single-family and multi-family housing development. Of the 19 basic zoning districts, 15 districts allow single-family housing as permitted by right. This includes the commercial districts and the central business district<sup>7</sup>. Furthermore, single-family housing (and multi-family housing) is allowed in Planned Unit and Community Unit Plan Overlay districts.

Duplexes are allowed by right in ten of the zoning districts. Multi-family housing is allowed by right in eight districts and as a conditional use in two additional districts<sup>8</sup>. The code also allows accessory apartments as permitted uses in nine different zoning districts, including the districts with the largest minimum lot sizes – the Rural Residential District (with a 2 acre minimum lot size and the Single Family- 20 district (with a 20,000 square foot minimum lot size).

Manufactured homes are only allowed in the Manufactured Home (MH) district. However, manufactured homes, meeting certain standards of design and construction are termed "Residential-Design Manufactured Homes," and are considered single family homes that could be located in any of the 15 zoning districts allowing single family homes<sup>9</sup>.

The unified zoning code has planned unit development (PUD) and community unit plan (CUP) provisions for mixed uses, including residential development at higher densities. These higher densities would theoretically translate into more affordable units for the consumer. However, the PUD district has been rarely used, and the CUP district was applied in older cases and benefited developers who wanted to mix commercial uses more than commercial-residential.

#### *Subdivision Regulations*

The City of Wichita has adopted subdivision regulations. The regulations have been designed over the years to incorporate as much flexibility for developers to accommodate land divisions and development standards that do not hinder design options. Regulations may be waived by the Wichita-Sedgwick County Metropolitan Area Planning Commission under certain circumstances. The regulations are considered to be very accommodating for new development and are not a barrier to new housing both for market and for affordable housing.

## Building codes and Housing Codes

The City of Wichita uses the Uniform Building Code and the Minimum Housing Code Book. While ensuring that building and neighborhood safety concerns are met, there are not particularly stringent provisions in the codes that negatively affect the cost of affordable housing. In comparison with other major cities, Wichita's building standards for new housing are similar, yet more responsive to the local builders. New houses and apartments are built in accordance with the building code, which has been reviewed, on a periodic basis with building industry representatives.

The remodeling of older homes, and the difficulty in doing so by using standards better suited for today's new housing, is an issue that has been raised over the past few years. There is a need to have a flexible housing code that recognized contemporary home living trends and needs without sacrificing safety and quality in the remodeling process. Concerns over entries and exits, electrical wiring standards and capacity, plumbing, and fire protection standards have been expressed. In addition, there are a few rental building owners, in lower income areas, who have expressed a desire to be able to work on their buildings (for smaller sized apartments) without having a city license. This however, has not been discussed at length and will not be acted upon until a thorough examination of the potential impacts is made. The City has investigated several older housing adaptability codes from other areas and a task force of city staff and industry representatives have identified several areas where changes can be made.

## Fees and Charges

The City of Wichita has, as most local governments do, a series of fees and charges designed to have users of building and development services pay their own way. The City of Wichita works with building and development interest groups to set and apply the fees to recover the cost of services only. Even then, the fees do not fully meet costs of services rendered and are among the most reasonable in the nation. For Wichita, the most common fees affecting housing and community development activities are:

- Building permit fees
- Inspection fees
- Zoning and other land development application fees
- Subdivision platting fees
- Water and sewer connection fees
- Water and sewer plant equity fees
- Storm water utility fee
- IRB fees

In order to help spur new development and rehabilitation of the older core area of the City, the Wichita City Council has approved fee waivers for properties in designated State and Federal Neighborhood Revitalization Areas and in the City's own Local Investment Areas (LIAs) (See VI. Strategies). Furthermore, the City is in the process of developing new strategies of greater impact in these and other areas of need.

Areas of need are defined by the population's income status, the amount of neighborhood and business support within the area, the condition and age of buildings, the appearance and image, and the prospects for successful redevelopment.

## Growth Limits

Various cities across the country utilize growth management devices designed to stem expensive sprawl development. The effects of sprawl are seen as stretching a city's resources and ability to provide municipal services in an efficient and cost effective manner. Depending on the city's or region's popularity and attractiveness, the growth managing tools may produce unwanted consequences of higher land prices, higher housing prices and higher rents.

This has become an issue of vital concern to interest groups promoting the home building and real estate industries as well as to the federal government's (HUD) safe and affordable housing program advocates. Growth limits, however, have never been proposed in Wichita -- either by City or County elected officials or by the staff.

The notion of urban service areas (where services are extended as available and affordable to the community, but not through growth boundary laws) has been recently discussed as a part of the City's update to the comprehensive plan. These have been discussed not as regulatory tools but as matters of cost-conscious business practices on the part of the City. Under this scenario, water and sewer services would be extended based on the City's timetable for service delivery and not upon demand by developers. At present, there is a recommendation in the forthcoming update to the comprehensive plan to identify urban service areas for sewer and water service, but not for regulatory purposes, nor to identify the financial responsibilities of developers. The adoption of any policy regarding service areas, that goes beyond this informational purpose, however, would only occur with the involvement of the local

home builders organization and with other affected parties.

## **F. Fair Housing**

The City of Wichita has prepared and submitted an Analysis of Impediments in accordance with the Guidelines provided by the Department of Housing and Urban Development. This Analysis of Impediments is incorporated herein by reference.

## **G. Priority Needs**

In establishing priority needs, the City of Wichita took an inclusive, community-wide approach. In partnership with private and public agencies and organizations, as well as private citizens, the City deliberately sought the widest views of community concerns and needs.

Toward this end, the preliminary list of priority needs developed by staff was based upon needs identified in a number of public documents, which in most cases had substantial public input. These include the City Council goals, City of Wichita 2000/2001 budget, CDBG Allocation Guidelines, the Wichita-Sedgwick County Comprehensive Plan, Long Range Planning Task Force, Neighborhood Revitalization Plan, and neighborhood plans. All of these plans had substantial public participation and comment during their development.

The Citizen Participation Organization and the Human Services Board were also requested to independently rank the priority needs. Because of a community wide approach, the needs developed reflect community wide needs.



Following development of draft priorities, the preliminary list was sent to over 300 local agencies and to interested citizens and community groups for review and comment on September 16, 1999. This started the 30 day public comment period on the Priority Needs. The agencies surveyed included housing, health services, social services, agencies focusing on children, elderly, homeless, and adjacent units of local government. Publication of the Public Hearing notice was published on October 20, 1999. The results were tabulated and a composite ranking presented for City Council consideration at a publicized, televised Public Hearing held October 26, 1999. On that date, the priority needs were adopted. Additional citizen input was secured, including comments supportive of identifying housing needs of special populations, as priority needs.

Table 21 represents the City of Wichita's 2000/2004 Consolidated Plan Priority

Needs. The primary basis for assigning priorities was the citizen and community feedback provided by the survey submitted to over 300 community agencies, input from the Public Hearing, and the Citizen Participation Organization and the Human Services Board as well as review of the numerous public studies and plans enumerated earlier. Respondents ranked each preliminary need, either as High, assigned a value of 3; Medium assigned a value of 2; or low, assigned a value of 1. Total values for each need were tabulated and averaged to determine a numerical value. Pre-determined cut-off totals had been established to identify each need as high, medium or low priority. The needs, ranked by their total value, were presented to the City Council for consideration. Using the initial ranking, the City Council further refined the ranking and on October 26, 1999 adopted the priority needs as indicated.

**TABLE 21**  
**City of Wichita Priority Needs**

	<b>PRIORITY NEEDS</b>	<b>Total Points</b>	<b>Ranking</b>
1	Community Policing Programs	372	H
2	Air fare/Air Service Improvements	361	H
3	Blighted Areas	339	H
4	Safety and Security Programs	337	M
5	Affordable Energy	332	M
6	Employment Opportunity Development	331	M
7	Youth Training/Employment	331	M
8	Home-Ownership Programs for first-time Home-Buyers	328	M
9	Electric Rates	327	M
10	New Business Development	326	M
11	Flood Control Improvements	326	M
12	Job/Skill Training	324	M
13	Safe, clean and Affordable housing for renter households	324	M
14	Public Health Programs	324	M
15	Youth Services/Programs	324	M
16	Ground Water Contamination Clean Up	324	M
17	School Safety Programs	323	M
18	Tax Stability	323	M
19	Vocational Education Programs	323	M
20	Public Transportation	321	M
21	Neighborhood Appearance and Maintenance Programs	319	M
22	Citizen Awareness/Input	319	M
23	Business Expansion/Retention	318	M
24	Work Force Development to meet Business Needs	317	M
25	City Code Modifications as Incentive for Inner City Development	317	M
26	Repairs for lower-income owner-occupied units	316	M
27	Transportation Services for the Elderly	316	M
28	Stormwater (drainage) Improvements	314	M
29	Solid Waste Disposal Improvements	311	M
30	Code Enforcement Activities	310	M
31	Repairs for Lower-Income Owner-Occupied Units	309	M
32	Kellogg Improvements	309	M
33	Housing Rehabilitation/Removal/Replacement	308	M
34	Inner City Redevelopment Programs	308	M
35	Youth Recreation	307	M
36	Railroad Improvements	306	M
37	Street Improvements	306	M
38	Water Conservation	305	M
39	Sewer Improvements	305	M

40	Small Business Development	304	M
41	Wichita's Image	304	M
42	Neighborhood Planning	304	M
43	Park and Open Space Improvements	304	M
44	Libraries	302	M
45	Neighborhood Stabilization Programs	301	M
46	Health Stations/Clinics	301	M
47	Yard/Street Clean-up	300	M
48	Inner City Development Programs	299	M
49	Programs to end Domestic Violence	298	M
50	Downtown Housing and Redevelopment	297	M
51	Revenue Sources	295	M
52	Traffic Control	295	M
53	Additional Crossings Over the Big Ditch	293	M
54	Street Lighting	293	M
55	Family Programs	292	M
56	Water Improvements	291	M
57	Lighted Schools	290	M
58	Fire Stations	288	M
59	Neighborhood Revitalization Act Implementation	288	M
60	Neighborhood Preservation/Conservation Activities	286	M
61	Drug Treatment	286	M
62	Housing Programs for Special Populations	285	M
63	Wichita's Promise (Youth Services)	284	M
64	Senior Centers	282	M
65	Support for Community-based housing development corporations	281	M
66	Neighborhood Community Centers	280	M
67	Reinvestment Incentives	279	M
68	Minority Business Development	277	M
69	Homeless Assistance Programs	277	M
70	Tourism Development	276	M
71	Communications Programs	276	M
72	Recreation Programs	275	M
73	Tourism Marketing	273	M
74	Neighborhood Association Assistance	273	M
75	Incentives to Promote Infill Housing	271	M
76	Neighborhood Retail and Services	270	M
77	Day Care/Camp Programs	269	M
78	Landfill Site reuse	266	M
79	Stormwater Utility Funding	266	M
80	Tree Planting & Maintenance	265	M
81	Community Information Programs & Materials	262	M
82	Right of way Protection for NW and SE Expressways	261	M
83	Dirt Streets	260	M

84	Museum District	260	M
85	Bicycle/Pedestrian Improvements	260	M
86	ADA Compliance	257	M
87	Repairs for Rental Housing	256	M
88	Community Development Plans	256	M
89	One-stop residential development assistance center	253	M
90	Neighbor to Neighbor Programs	253	M
91	Needs Assessment Activities/Studies	252	M
92	Historic Property Rehabilitation Programs	251	M
93	Repairs for rental housing	251	M
94	Capacity Building Programs for Neighborhood Associations	249	M
95	Correctional Facilities	247	M
96	Storm Shelter Survival Program	247	M
97	Animal control	247	M
98	Sidewalk Improvements	245	M
99	Industrial Development Sites	244	M
100	Parking Improvements	240	M
101	Historic Preservation	237	M
102	One-stop Center for Businesses wanting to Export Goods	231	M
103	Rock Road Improvements	230	M
104	Old Town and Parking	225	M
105	Communication Towers	225	M
106	Half-way Houses	214	M
107	Alley Improvements	206	M
108	Downtown Arena for Wichita	202	L
109	International Village	183	L

## **H. Priority Non-Housing Community Development Needs**

The City of Wichita clearly recognizes the priority needs for non-housing community development through the established citizen participation and grass-root organizations. Recognizing the current and future needs, the City has entered the 21<sup>st</sup> Century by developing the HUD Consolidated Plan to promote smarter growth and community livability and enhanced opportunities for all Wichita residents.

Non-housing community development needs include physical needs, i.e., public facilities

and infrastructure, but also ongoing service needs such as community health care and operation of neighborhood/community centers. Financial resources alone cannot address many social needs so the financial resources indicated are only a part of the effort to address needs. Additionally, the financial resources shown are just for those activities for which it is anticipated combined HUD funding will be provided. No other resources are shown although funds will be made available from the City's general budget, Capital Improvement Program and other sources during the five years of the Consolidated Plan.

Additionally, funds will be provided for non-housing needs through private, non-profit organizations such as the United Way and other individual social services providers.

A preliminary list of needs for the 2000/2004 period were compiled from City Council goals, the Wichita-Sedgwick County Comprehensive Plan, Long Range Planning Task Force, Neighborhood Revitalization Plan and neighborhood plans. All of these plans had substantial public participation and comment during their development. The list of needs was sent to over 300 local agencies and to interested citizens and community groups for public review and comment. The Citizen Participation Organization and the Human Services Board were also requested to independently rank the preliminary needs.

The process of determining priority needs was the result of information received from 135 survey responses completed by grass-roots organizations through out the community. The identified needs to be addressed with One Year Action Plan

funding, have been stipulated by the City Council to be identified at least High or Medium priority needs. Within that framework, the Council also considered historic funding priorities, particularly in regard to non-housing needs to be funded with CDBG funds.

The City's twenty-five (25) years of participation in the Community Development Block program have helped shape the general funding priorities for non-housing community development needs. The priority non-housing needs adopted for the HUD Consolidated Plan reflect a consistency with historically funded activities. These are shown in Tables 20 and 21.

The HUD designated needs categories identified below lists the priority non-housing community development needs adopted by the City Council. The long-term objectives to be accomplished, and estimated dollars to address, are shown in the HUD table listing priority needs. Short-term objectives are indicated in the One Year Action Plan.

**TABLE 22**  
**Priority Community Development Needs**

<b>PUBLIC FACILITY NEEDS</b>	<b>PRIORITY NEED</b>
Neighborhood Facilities	
(66) Neighborhood Community Centers	M
Parks and/or Recreation Facilities	
(43) Park and Open Space Improvements	M
Other Public Facility Needs	
(86) ADA compliance	M
<b>INFRASTRUCTURE</b>	
Street Improvements	
(37) Street Improvements	M
Sidewalks	
(98) Sidewalk Improvements	M
Other Infrastructure Improvement Needs	
(50) Inner City Redevelopment Programs	M
<b>PUBLIC SERVICE NEEDS</b>	
Employment Training	
(6) Employment Opportunity Development	M
(7) Youth Training/Employment	M
(12) Job /Skill Training	M
Health Services	
(14) Public Health Programs	M
(46) Health Stations/Clinics	M
(49) Programs to end Domestic Violence	M
(61) Drug Treatment	M
Other Public Services Needs	
(30) Code Enforcement Activities	M
(47) Yard/Street Clean-up	M
(66) Neighborhood Community Centers	M
<b>ANTI-CRIME PROGRAMS</b>	
Crime Awareness	
(1) Community Policing Programs (Non CDBG Funds)	H
(4) Safety and Security Programs (Non CDBG Funds)	M
(17) School Safety Programs (Non CDBG Funds)	M
<b>YOUTH PROGRAMS</b>	
Youth Services	
(7) Youth Training/Employment	M
(15) Youth Services/Programs	M
(35) Youth Recreation	M
<b>HISTORIC PRESERVATION NEEDS</b>	
Residential Historic Preservation Needs	
(50) Downtown Housing and Redevelopment	M
Non-Residential Historic Preservation Needs	
(48) Inner City Redevelopment Programs	M
(92) Historic Property Rehabilitation Programs	M

(101) Historic Preservation	M
<b>ECONOMIC DEVELOPMENT</b>	
Rehabilitation Publicly – or Privately – Owned Commercial/Industrial	
(48) Inner City Redevelopment Programs	M
(24) Work Force Development to meet Business Needs	M
Other – Businesses	
(10) New Business Development	M
(23) Business Expansion/retention	M
(40) Small Business Development	M
(68) Minority Business Development	M
Other Economic Development	
(6) Employment Opportunity Development	M
(7) Youth Training /Employment	M
(12) Job /Skill Training	M
(19) Vocational Education Programs	M
<b>PLANNING</b>	
(42) Neighborhood Planning	M
(91) Needs Assessment Activities/Studies	M

**Table 23**  
**2000-2004 PRIORITY NON-HOUSING**  
**COMMUNITY DEVELOPMENT NEEDS**  
**(2B)**

<b>PRIORITY COMMUNITY DEVELOPMENT NEEDS</b>	<b>Priority Need Level High, Medium, Low, No Such Need</b>	<b>Estimated Priority Units</b>	<b>Estimated Dollars To Address</b>
<b>PUBLIC FACILITY NEEDS</b>			
Neighborhood Facilities	M	4	\$425,000
Parks and/or Recreation Facilities	M	1	\$750,000
Health Facilities			
Parking Facilities			
Solid Waste Disposal Improvements			
Asbestos Removal			
Non-Residential Historic Preservation			
Other Public Facility Needs	M		
<b>INFRASTRUCTURE</b>			
Water/Sewer Improvements			
Street Improvements	M	23,400	\$102,448
Sidewalks	M	Feet	\$309,552
Sewer Improvements			
Flood Drain Improvements			
Other Infrastructure Needs	M		
<b>PUBLIC SERVICE NEEDS</b>			
Handicapped Services			
Transportation Services			
Substance Abuse Service			
Employment Training	M	351	\$1,000,000
Health Services	M	19,000	\$415,000
Other Public Services Needs	M	1000	\$12,600
<b>ANTI-CRIME PROGRAMS</b>			
Crime Awareness			
Other Anti-Crime Programs	H	75,409	Non CDBG
<b>YOUTH PROGRAMS</b>			
Youth Centers			
Child Care Centers			
Youth Services	M	600	\$275,000
Child Care Services			
Other Youth Programs	M	50	\$25,000



<b>HISTORIC PRESERVATION NEEDS</b>			
Residential Historic Preservation Needs	M	1	\$210,000
Non-Residential Historic Preservation Needs	M	1	\$250,000
<b>ECONOMIC DEVELOPMENT</b>			
Rehab; Publicly - or Privately – Owned Commercial/Industrial	M	117	\$10,000,000*
CI Infrastructure Development			
Other Commercial/Industrial Improvements			
Micro-Enterprise Assistance			
ED Technical Assistance	M	117	\$67,500
Other Business	M	117	\$10,000,000*
Other Economic Development	M	117	\$10,000,000*
<b>PLANNING</b>			
Planning and Administration	M		\$358,200
<b>TOTAL ESTIMATED DOLLARS NEEDED</b>			

\*Combined source of funding: Section 108, EDI-CDBG, and Private Funds

## **VI. HOUSING AND COMMUNITY DEVELOPMENT STRATEGIC PLAN**

### **A. Housing and Community Development Resources**

#### Local

##### *Wichita-Sedgwick County Comprehensive Plan*

The Wichita-Sedgwick County Comprehensive Plan is the official guide to future development in the City of Wichita and in Sedgwick County. In addition to encouraging new development to meet future population and employment needs, the plan includes goals and strategies for the redevelopment of the City's older neighborhoods, older commercial and industrial areas and for the preservation of the housing stock and historic resources. The plan is undergoing an updating process which is expected to be completed in the summer of 2000.

To guide the redevelopment of the older areas, the plan uses a classification system that describes recommended public sector (i.e., community development) and private sector "treatments" to revitalize, conserve, encourage new growth, etc. The mode of treatment depends on the characteristics of the area/neighborhood. There are several classification categories used, but for the developed areas of the metropolitan area, the plan includes three basic levels of treatment:

#### **Conservation**

These areas are basically sound physically and viable economically. They still need to be protected from

decline over time where their future viability may be questionable because of encroaching, incompatible land uses and other threats.

#### **Revitalization**

Areas classified for revitalization are experiencing some type of decline, but good development opportunities still exist. The objective here is to stabilize the area and increase its attractiveness for private investment.

#### **Re-establishment**

Areas in this category are experiencing more severely deteriorating conditions. It is recognized that some of these areas may require large-scale overhaul to create vitality. Many of these areas are in transition from residential to commercial and industrial land uses, but they still provide affordable housing for lower income residents. These areas are categorized by a lack of private investment, leading to a decline of the built environment and, in some cases, of social structure.

The recommended treatments for each category are listed in Table 22. These strategies were recently modified and reaffirmed by the Wichita-Sedgwick County Metropolitan Planning Commission in its recommendation to adopt the 1999-2000 update to the Comprehensive Plan.

These strategies, many of which are being fine-tuned for implementation through such avenues as the Neighborhood Redevelopment Plan and the Redevelopment Incentives Task Force (see below), are the nucleus of successful revitalization and conservation efforts by the City.

Public Sector	Not-For Profit	Private Sector	Implementing Body	Residential Enhancement Areas		
			Recommended Program or Action	Conservation	Revitalization	Re-Establishment
			Financial Assistance:			
	X	X	High Risk Loan Pool		X	X
X		X	Mortgage Revenue Bond/Certification Prog.		X	X
X			Federal Home Loan Bank/AHP		X	X
X	X		Winterization/Home Maintenance Grants		X	X
		X	Compliance with Community Reinvestment Act	X	X	X
	X		Minor Home Repair Program		X	X
	X	X	Low Income Housing Tax Credits	X	X	X
X			Emergency Loans*		X	X
X	X	X	Low Interest Rehabilitation Loans		X	X
	X	X	Housing/Credit Counseling Assistance		X	X
X			Tax Increment Financing*			X
X			Waiver or Reduction of Permit Fees		X	X
X			First-Time Homebuyer Deferred Loans*		X	X
X			Downpayment Assistance*		X	X
X			Tax Rebate Program*		X	X
X		X	Special Assessment Districts	X	X	
X			Paint Grant Program*		X	X
			Service/Infrastructure Improvements:			
X			Code Enforcement	X	X	X
X		X	Water/Sewer Maintenance and Upgrading	X	X	X
X	X	X	Public Infrastructure/Facility Improvements	X	X	X
X			Expanded Recreation Programs	X	X	X
X			Improved Transit Service	X	X	X
X		X	Street Landscaping and Lighting	X	X	X
X	X	X	Park/Open Space Acquisition & Development	X	X	X
X			New/Improved Public School Facilities	X	X	X
X			Systematic Street Maintenance	X	X	X
			Organizational/Program Support:			
X	X	X	Select Area/Neighborhood Planning	X	X	X
X	X		Revised Zoning Districts		X	X
X	X		Anti-Crime Programs	X	X	X
X			Technical/Design Assistance	X	X	X
X			Setback/Parking Flexibility	X	X	X
X	X		Neighborhood organization/association support*		X	X
X		X	Quasi-Public Development Corporations		X	X
X	X	X	Minority/Small Business Development Assist.		X	X
X			Land Acquisition/Assembly and Writedown		X	X
X	X		HOME Fund incentives for infill housing*		X	X

X = Implementation Role

\*restricted to NRA and/or Local Investment Areas

X = Enhancement Program Applicable

### *Neighborhood Revitalization Plan*

In 1998, the City adopted the Neighborhood Revitalization Plan (NRP). The Plan's aim was to stimulate redevelopment in selected target areas through the use of special incentives. The plan was proposed in response to protect the City's commitment and investment in the core area and selected residential areas that had been suffering from neglected investment. The City wanted to enhance the vitality and appearance of these areas using a major, multi-year redevelopment plan.

The plan established the funding, procedures, programming and eligibility for funds and incentives under the City of Wichita's Neighborhood Redevelopment Plan. The Neighborhood Plan includes the tax rebate program authorized by the Kansas Legislature (K.S.A. 12-17,114 et seq.) and the HUD Neighborhood Revitalization Strategies permitted under HUD Notice 96-01.

The NRP includes existing and new programs from the Community Development Block Grant and the HOME Investment Partnership programs. It incorporates new HUD funding under the Economic Development Initiative/Section 108 Loan Guarantee program and includes local funding, incentives for infill housing, neighborhood assistance and public infrastructure improvements. The intent is to have a synergistic effect from the focused, layer and multi-year public funding and incentives to improve distressed areas.

### *Wichita Redevelopment Incentives Task Force*

A task force of City staff members was convened, in the fall of 1999, to study the barriers and current initiatives for

revitalization of inner city commercial and residential properties. The task force was to recommend strategies to mitigate the barriers and induce developers and consumers to redevelop and populate core areas. Core areas were roughly defined to be the downtown and areas within a distance of approximately two miles from the downtown. The City group utilized the expertise of representatives from lending institutions, builders, developers, community groups, the Chamber of Commerce, and local business association.

The Task Force has released its initial findings and recommendations. These included nearly 50 recommended actions. The 14 recommended actions deemed most needed and "implementable" are being refined further with an action plan identifying cost, timing for adoption and responsibilities for implementation. These are summarized in Appendix E.

### *Neighborhood Planning*

Since the 1994-1999 Consolidated Plan was completed in 1994, there has been a noticeable increase in neighborhood planning activity. These plans have drawn out citizens to help define their issues and develop priorities for neighborhood stability and reinvestment.

1994: A neighborhood plan was completed for the near northeast area of Wichita. The plan was named, Wichita's Northeast: Rediscovering Community and reflected the needs and priorities of a good deal of the African-American community in the City.

- 1995: A neighborhood plan for the Planeview area of Wichita was completed. This plan, titled Planeview Neighborhood Redevelopment Strategy, addressed the removal or retention of an area of World War II “temporary” housing.
- 1998: The City applied for and received four State of Kansas grants to develop neighborhood plans for four more neighborhoods (Orchard Breeze, Center City, Midtown North and Hilltop).
- 1999: The City of Wichita and the Orchard Breeze Neighborhood Association completed a vision plan for the Orchard Breeze Neighborhood
- 2000: The City of Wichita and the Center City Organized Revitalization Effort (C.O.R.E.), a community based organization, developed the Center City Neighborhood Redevelopment Plan. The plan was adopted by the City Council and the Sedgwick County Commission as an amendment to the Wichita-Sedgwick County Comprehensive Plan.

The City is to complete and adopt the Midtown North and the Hilltop neighborhood plans

The City is beginning two more plans: the Delano and South Wichita area neighborhood plans. The south area plan is an intergovernmental effort that involves the cities of Wichita and Haysville and unincorporated Sedgwick County

## State of Kansas

### *KDOCH Grants for Neighborhood Planning*

The State of Kansas, through its Department of Commerce and Housing, administers the Metropolitan Community Capacity Building Grant program. This program is designed to allow municipalities the ability to develop neighborhood and economic development plans, downtown plans, growth management plans, as well as implementation plans for community development. The grants are also available for countywide, hazard mitigation plans.

The City of Wichita received four grants, in 1998, totaling \$52,000. These were used for neighborhood planning in 1999. In the fall of 1999, the City received funding for two additional neighborhood plans and for implementation of a previously completed plan. These are being started in April of 2000. As long as there is available funding at the State level, the City will apply for these funds to supplement local resources.

### *Neighborhood Revitalization Act*

In 1996, the State Legislature in Kansas passed the Neighborhood Revitalization Act, which allowed cities to rebate taxes, for a period of years, on improvements made to properties in designated improvement areas. This has been incorporated into the City’s 1998 Neighborhood Revitalization Plan, and about 15 properties have taken advantage of this benefit. The City is examining additional ways to expand use of this provision by the public.

## Federal

The Department of Housing and Urban Development's programs have become a valuable source of information for the City. The relationship between the City and HUD has been strong for years, but the additional service of frequent visits and correspondence by the City's Community Planning and Development representative allows the City to maximize its opportunities for HUD and other assistance, both technical and financial. Over the years the City has received a number of federal funds for needed community projects. Examples of these include: Section 108 fund approval for economic development, Department of Justice funding for law enforcement personnel and equipment, Community Development Block Grant funding and HOME funds for housing. These funding sources will be a part of the future implementation plans, but will not be the sole source of financial support. The intention is to use these monies to leverage private and foundation dollars to rebuild the neighborhoods in need within Wichita.

## Not-for-profit Agencies

### *Community Housing Development Organizations (CHDO's)*

In Wichita and Sedgwick County, there are currently seven active community housing development organizations. They are:

- Mennonite Housing Rehabilitation Services (MHRS)
- Community Housing Services (CHS)
- Wichita Indochinese Center (WIC)
- Sedgwick County Area Non-Profit Community Housing Organization (SANCHO)

- POWER Community Development Corporation
- H.O.P.E., Inc
- Mental Health Association of South Central Kansas

A new CHDO is in the formative stages. SER will assist members of the Hispanic community by providing apartments and single family housing in the north part of Wichita.

### *Habitat for Humanity*

Since the last Consolidated Plan was developed, the Wichita affiliate of Habitat for Humanity has established a new office at 829 N. Market. Habitat has been contributing to the housing supply in Sedgwick County since 1986. The organization use private sources of funding and volunteer labor provided by community individuals and partner families. Habitat builds homes in and outside of the City of Wichita. Habitat has built 30 homes in the last 14 years. Currently there are 5 homes under construction and another 10 anticipated by the end of 2000.

### *Community-based organizations and Faith Groups*

Community based organization such as Mennonite Housing Rehabilitation Services (MHRS) and the Center City Organized Revitalization Effort (C.O.R.E.) have existed for the purposes of providing new and rehabilitated housing.

Mennonite Housing has provided home remodeling services and new homes in the community for over three decades. The newer C.O.R.E. organization, formed in 1998, is dedicated to developing housing opportunities in the downtown core area.

It has recently completed the development of a neighborhood plan for an area to the north of downtown. The plan includes housing for lower income and homeless individuals. Other community-based and faith groups are getting active in the City. These groups cover all parts of the City. Many faith groups and congregations see service to individuals and neighborhoods in the older areas of the City as vital components of their ministries.

#### *Tenant groups*

Community organizations, which assist residents with the procurement of safe housing, are a benefit to the community. Organizations such as Sunflower Community Action, Inc. provide support for self-empowerment efforts of low-income people. This particular organization serves as watchdog group to identify and correct unfair treatment of people with respect, among other things, housing. The group is involved with neighborhood clean up and overall community development as well.

#### Private Corporations and Organizations

##### *WABA*

The Wichita Area Builders Association (WABA) is the leading organization for the private sector in matters of building and land development policies and practices. Over the past two decades, the association has been very involved in government policy-making regarding building code issues and land development practices. Members of the organization have served on a number of boards and task forces, including the city-county planning commission. While some of the association's activities have been aimed at promoting and protecting the interests of its members, the group has been

supportive of affordable housing and quality housing for all economic groups.

Most recently, the association has shown growing interest in developing affordable housing in the older areas of the city. The association believes a well-founded market study of the demand for housing in the older neighborhoods is essential for its membership to shift attention from the usual development projects on the fringe areas of the City and in the rural areas. The association also is examining "*Smart Growth*" principles as a way to appeal to special niches of future homebuyers and present-day, neighborhood and community preservation advocates. It is the city's desire to form partnerships with relevant groups such as WABA to meet the housing needs of the future. In the near future this includes the submission of funding requests and applications to the federal government for such grant programs as "Youthbuild" and "Officer next Door."

#### *Partners for Responsible Rentals and Rental Property Owners Associations*

Partners for Responsible Rentals and Rental Property Owners Associations are two instrumental organizations protecting the rights of rental property owners and managers. Their prime goal is to minimize any negative financial impacts of government and tenant initiatives concerning rental properties. While the majority of the membership owns and manages housing units, which meet the housing codes of Wichita, some property owners do rent out substandard properties. The leaders of these organizations believe about 5 to 8% of the rental units are below standard. Local government estimates are more in the 10 to 20% range.

The association leaders are willing to work with neighborhood and government groups to rid the community of the worst housing. The groups are also ready to meet to set and enforce those standards deemed most needed, given the age of some of the structures, for safety. This will be done through special task forces and through pilot (demonstration) programs for housing improvement in selected areas of the City.

## **B. Housing and Community Development Strategies and Projects**

### Strategies to Address Priority Housing Needs

It was previously detailed in this document that the priority housing needs for households that are renting include substandard housing conditions and rent burden. The greatest priority of need was assigned to households with median income levels below 50%. In the case of owner-occupied households, the need for housing condition assistance was a priority concern for households with median income levels below 80%. In respect to the influence of housing conditions on the neighborhoods, community focus groups and task forces have added the diminishing number of owner-occupants in older neighborhoods as a critical issue. Various City programs have been established in order to address the identified priorities. Rental Programs offer assistance to improve the condition of the housing and also to address rent burden. The Rental Rehabilitation Program provides low interest loans to landlords to improve properties that are located within the Local Investment Area and which house low-to-moderate income households. During a single year, 35 units will be improved through this program with a total impact of 165 units over the 5 year action plan period. The program requires private investment and also establishes rent and condition

requirements for the life of the loan. Repayment of the loans will provide program income, which can be used, for additional affordable housing activities.

As noted in the Public Housing Needs and Anti-Poverty Section of the Plan, the City of Wichita Housing Authority owns and manages 578 residential units. The Section 8 program houses an additional 2000 households. The current waiting list for both programs are a testimonial to the need for assistance to address rent burden; there are currently 1,667 families on the Section 8 waiting list and 1,813 families on the Public Housing waiting list. At a minimum, the PHA will continue to house 2578 families per year. Additional vouchers/certificates are applied for and implemented, as they become available. Most recently, Designated Housing, Shelter Plus Care, and Mainstream Programs have provided additional means to aid rent burdened families. Future activity by the PHA to assist more families will not only include applications for additional certificates/vouchers, but enhancement of current services to encourage use of assistance on a temporary basis.

This will be accomplished through the provision of supportive services to encourage self-sufficiency. By reducing the length of time that one household receives assistance, the PHA is positioned to offer assistance to households on waiting lists.

Additional rental assistance programs include the assistance provided to CHDO agencies that conduct rental rehabilitation or construction activities. Finally, assistance is provided to transitional housing providers who also house rent-burdened families.



Assistance to homeowners is provided to households located within the Local Investment Areas in the form of loans and grants. The City provides loans to households with terms that vary dependent on the rehabilitation needs and the household income. The Emergency Home Repair Loan and Grant Program allows assistance for emergency needs of households with incomes below 80% median income. Assistance is primarily related to major structure failure such as roofs, heating, plumbing, and electrical. The maximum assistance allowed is \$5,000. Approximately 80 households are assisted per year with a 5 year impact of 400 households. In order to address more significant repair needs, the Deferred Loan Program provides 0% deferred loans to households with incomes below 50% median income. Households with incomes within the 50%-80% range can apply for Direct loans. The maximum loan available is \$27,000 and interest is contingent on household income. In order to address exterior housing conditions, the City offers a Paint Grant Program and an Exterior Repair Program. The Paint Grant Program provides grants to 175 households per year for completion of exterior painting. The Exterior Repair Program establishes target areas within the Local Investment Areas and offers grants for more substantial exterior repairs, including roofs, porches, painting, etc. The target areas include immediate neighborhoods where other public investment activities are occurring, such as projects completed by CHDOs or by the City.

As with rental initiatives, the City will make federal funds available to CHDOs, which implement programs to address housing conditions of low-to-moderate income owner-occupied households.

The City will continue to operate its successful Homeownership 80 Program. This program provides deferred loans to families buying their first-homes. The homes must be located within the Local Investment Areas. Approximately 30 households are assisted per year with a projected impact of 150 households over a 5 year period.

Additional homeownership activities include the PHA 5(h) Program and the planned development of a Section 8 Homeownership Program. The 5(h) program, which involves the sale of single-family housing units has already been approved and is being implemented.

It is anticipated that 25 units will be sold to public housing recipients or applicants on the waiting list during the 5 year action plan period. The Section 8 Homeownership Program will be developed in Fiscal Year 2001 and once approved will allow recipients to apply their rental assistance toward mortgage payments. The program will be developed in collaboration with local financial institutions that provide affordable housing mortgage programs.

Approximately 10 recipients per year will become homeowners as a result of this program.

Future continuation of the programs outlined, and the need for amendments, will be driven by the housing market conditions during each of the 5 years encompassed in the current plan. The economic feasibility of completing a project will be done on a case-by-case basis and a determination will be made whether the amount of rehabilitation exceeds the value of the property and whether new construction is more economic. Tied to this consideration will be a review of the general market trends of the neighborhood.

Investment beyond the immediate project may be required in order to achieve neighborhood stability.

Table 25 (2C) provides a summary of the use of the first year of funds.

Strategies to address the needs of other special populations include provision of designated public housing units for elderly and services through the Area Agency on Aging. The PHA also provides special programs to assist housing needs of mentally ill and persons with disabilities. Such programs include Mainstream Voucher Program and Shelter Plus Care Program. ComCare of Sedgwick County and the Kansas Department of Social & Rehabilitation Services coordinate supportive services. Similarly, Shelter Plus vouchers are made available to Persons with Aids and related diseases. Additionally, the City will be submitting a Housing Opportunities for Persons With Aids Voucher application and will administer the same if awarded.

#### Strategies to Address Priority Homeless Needs

Although this document refers to the homeless population in broad terms, it is noted that individuals and families have needs that cover a wide range of very diverse situations. Recognizing these diverse needs, a continuum of services should be available which will be able to provide the appropriate level of assistance. Such a "Continuum of Care" will include homeless prevention for those "at risk," outreach to those who are homeless, emergency shelter, transitional housing, and eventually permanent housing, which may include long term supports as needed to maintain a stable housing situation.

The City's efforts to determine and document homeless needs will be addressed by enhanced communication with and among service providers through a community database system. The computer database system will allow more accurate collection of aggregate data about the number of homeless as well as enhancing services by allowing information to be shared among providers in order to assess additional unmet needs and gaps in service provision. The City of Wichita has pledged ESG funds to support expansion of the database. United Way of the Plains hosts the system. In October, 1998 the shelter providers came to an agreement on the core demographic data and began collecting/reporting service utilization information to United Way of the Plains who coordinated data collection and reporting, providing each shelter feedback on their own data along with a community report of aggregate data.

This represents completion of the first step toward the long-range goal of implementing an Internet based, real-time computer database system. It also illustrates one of the ways emergency shelter providers are working toward a more seamless, effective Continuum of Care by maximizing existing resources and avoiding duplication of resources by enhancing communication among providers.

At the current time, the database is capturing only shelter services provided by the emergency shelters. During the period of this Consolidated Plan the Homeless Task Force will continue to expand the capabilities of the database. It is anticipated that additional providers will be incorporated, and additional information regarding causes of homelessness, other services provided, and outcomes achieved will be captured and reported.

The addition of case management capabilities is also under discussion.

Emergency shelter funds will be used to continue support of homeless prevention efforts. Strategies to address emergency shelter needs include continued support of existing emergency shelters and expanded emergency shelter beds with case management during the winter months.

The City of Wichita through the Wichita Housing Authority also provides permanent supportive housing through 150 Shelter plus Care vouchers. These vouchers will expire in the year 2000, and the Housing Authority will request renewal funding under the Continuum of Care Supportive Housing SuperNOFA.

The City of Wichita has recently allocated local tax funding to contract with a consultant to work with the providers in an effort to better define outcomes and refine comprehensive planning efforts. A request for proposals has been issued for a contractor to provide these services during the year 2000. It is anticipated that these additional planning efforts will result in improved allocation of resources to maximize the impact of the community's efforts to aid the homeless.

#### Strategies to Address Priority Community Development Needs

##### *Community Development Objectives*

The overall goals of the programs covered by the consolidated plan are to strengthen partnerships with jurisdictions and extend and strengthen partnerships among all levels of government with the private sector, non-profits and non-profit organizations. The partnerships will enhance efforts to provide decent housing, establish and maintain a

suitable living environment and expand economic opportunities for each citizen, especially for very-low and low income persons.

Decent housing includes assisting homeless persons to obtain appropriate housing and assisting persons at-risk of becoming homeless; retention of the affordable housing stock; and increasing the availability of permanent housing in standard condition at an affordable cost to low income persons. A suitable living environment includes improving the safety and livability of neighborhoods; increasing access to quality public and private services and facilities; reducing the isolation of income groups and the revitalization of deteriorated neighborhoods; restoring and preserving properties of special historical or architectural value.

Expanded economic opportunities includes the provision of jobs and job training; availability of mortgage financing for low income persons at reasonable rates; and access to capital and credit for development activities that promote long-term economic and social viability.

The City of Wichita's Consolidated Plan directly supports these goals in the long-term in the following ways:

#### ❑ Strategic Vision for Change

The City has fully engaged its citizens in the development of the Comprehensive Plan for Wichita-Sedgwick County, which will define how growth, redevelopment and revitalization will occur in the community over the next thirty years.

Consistent with the Strategic Vision for Change the City has changed the citizen participation process from a less functional structure to a dynamic District Advisory Board structure with eleven members per City Council district.

The District Advisory Boards will advise City government on a variety of issues affecting neighborhoods and low and moderate income persons. Associated with the implementation of the District Advisory Boards are establishment of Mini-City Halls designed to bring public and private services to the neighborhood level and make government responsive and less intimidating to neighborhood residents. To help citizens become more capable and gain greater access to public and private services, Community Education Coordinators will be utilized to mobilize communities and neighborhoods.

#### ❑ Neighborhood Revitalization Strategy Areas

The City will continue the Neighborhood Revitalization Plan and the Neighborhood Revitalization Strategy Areas approved by HUD in 1998. In addition, the City will undertake implementation of an Inner City Redevelopment Plan designed to provide a broader range of resources and programs for inner City revitalization. These plans and programs are in response to the City's commitment and investment in these areas and are designed to enhance the economic vitality and the physical appearance of areas under a multi-year redevelopment plan.

The intent is to provide synergistic effects from the use focused, layered multi-year public and private funding and incentives to enhance, improve and revitalize distressed areas. Several efforts are underway to economically empower area residents and

promote jobs and economic opportunity. These include the Section 108/EDI loan program designed to provide \$9 million dollars in loan funds for small and minority businesses in NRSAs. Two new minority owned retail centers are to begin operation shortly providing jobs and economic opportunities for minority ownership.

#### ❑ Public Housing

Housing Services has engaged in partnership with Sedgwick County Department on Aging to submit an application to HUD for a Resident Service Delivery Program which will enhance the service delivery and livability of elderly public housing complexes.

The purpose of the ROSS program is to provide linkages to public housing residents by providing supportive services, resident self-empowerment activities and assisting residents in becoming economically self-sufficient. In addition to Section 8 Family Self-Sufficiency, Housing Services plans to expand Family Self-Sufficiency to Public Housing scattered site, single family units. Also, Public Housing will implement a Section 5(h) Public Housing home ownership program designed to increase the assets of low and moderate income persons. Homeownership will be further encouraged through the development of a Section 8 homeownership program. The trend for public housing services will be to encourage self-sufficiency while offering housing and special services as a path rather than an end result.

#### ❑ Mapping Data

The City of Wichita operates a comprehensive Geographic Information System (GIS) based on ArcInfo and ArcView and does not rely on HUD Community 20/20 mapping software. The City's GIS mapping system is tied to the U.S. Navy's NAVSTAR Global Positioning System and provides geographic accuracy down to 33 feet or less. The City's

Geographic Information System is parcel based which is much more detailed than the Community 20/20 mapping software. It includes the ability to map Census Data, City infrastructure, zoning, street systems, County appraiser records (CAMA) and land records, Neighborhood Revitalization Plan and Local Investment Areas, Public Housing sites, parks, fire and police facilities and locations of all public facilities. The City uses the GIS system to develop Neighborhood Revitalization Strategy Areas and map Consolidated Plan activities.

#### ❑ Metropolitan/Regional Connections

The City of Wichita is committed to regional partnerships in a number of areas. Specifically the City is a partner in the Regional Economic Area Partnership (REAP) which is comprised of thirty cities and county governments in seven counties in south central Kansas, which includes Butler, Harvey, Kingman, Reno, Sedgwick and Sumner counties. The thirty cities and counties have voluntarily joined together to: guide state and national actions that affect economic development in the region and adopt joint actions among member governments that enhance the regional economy. Nearly 700,000 Kansans reside in the local governments that make up REAP which is one-fourth of the population of the

State of Kansas. Over one-fourth of the employment and personal income for the State of Kansas is generated within the REAP area. In addition, the REAP area serves as center for retail trade and services drawing economic activity into the region from beyond the borders of the State of Kansas.

The City of Wichita also partners with the six county Service Delivery Area IV in the development and implementation of the Workforce Investment Act and the One-Stop Career Development Centers for south central Kansas. The City views workforce development as major issue for the 21<sup>st</sup> century and has committed significant resources and staff to this vital economic development asset. In addition, the City operates the Welfare to Work program in cooperation with the State of Kansas to move poverty level individuals into jobs with livable wages.

The City of Wichita also participates in the Council on Funding Agencies which is comprised of representatives of United Way, State Department of Social and Rehabilitation Services (SRS), Sedgwick County and other funding agencies to develop common application forms, grant reviews and planning to address area social service and human service needs.

The City of Wichita is committed to meeting the needs of all citizens; including those with special needs such elderly, frail elderly, persons with mental illness, physically disabled and persons with alcohol or other drug addictions. For example, the City funds nearly \$1 million dollars per year in substance abuse and mental health programs from local tax funds.

The City also administers Section 8 focused housing programs: for frail elderly and persons with AIDS, persons with chronic mental illness, and persons with chemical

addictions. The City has also applied for and received funding for Section 8 vouchers under the Mainstream Program for non-elderly disabled persons.

**Table 25**  
**Housing and Community Development Needs and Objectives**  
**(2C)**

<b>Wichita Priority Needs and Objectives</b>	<b>Priority Ranking</b>	<b>Projected Outcomes</b>	<b>Estimated Dollar Amount</b>
<b>HOUSING:</b>			
<u>Home Repair Program</u> -Provides rehabilitation; and improvement services to homes in the Neighborhood Revitalization Area.	13	175 households will receive benefit.	\$400,000
<u>Neighborhood Stabilization/Revitalization</u> -Provides Paint Grant Program, Low Interest Revolving Loan Program, Exterior Repair Program and Neighborhood Clean-up.	31	Approximately 1000 households will benefit..	\$392,600
<u>Home Projects</u> -Provides rehabilitation residential development and home ownership programs.	8	35 households and 2 organizations will benefit.	\$1,380,000
<u>Helping Our People Economically (H.O.P.E.)</u> -Rehabilitation of the apartments units currently owned by the organization.	33	Will serve 10 low-income rental households.	\$50,000
<u>Mennonite Housing Rehab. Services</u> -Provide funding for acquisition/rehabilitation or construction.	8	5-10 affordable homes will be established.	\$230,000
<u>Health Department</u> -Provide health inspectors to enforce codes.	30	2 Health Inspectors to enforce codes in Hilltop and Planeview	\$83,000
<b>EMERGENCY SHELTER GRANT:</b>			
<u>Essential Services</u> -Services concerned with employment, physical health, mental health, substance abuse education, and food including staff necessary to provide such services.	69	2,382 persons will benefit.	\$33,718
<u>Homeless Prevention</u> -Provides rent assistance, utility assistance and family development programs.	69	152 persons will benefit.	\$30,201
<u>Maintenance and Operations</u> -Providing supplies, building	69	3,640 are expected to use the facilities maintained by	\$56,623

<p>maintenance, and general up keep.</p> <p><u>Rehabilitation</u>-Installing heating and air-conditioning system at the Drop In Center.</p> <p><u>Administration</u>-Funding for administration of the ESG Program</p>	<p>69</p> <p>69</p>	<p>these funds</p> <p>1 Facility will use these funds for rehabilitation.</p>	<p>\$14,808</p> <p>\$6,650</p>
<p><b>PUBLIC FACILITY NEEDS:</b></p> <p><u>Neighborhood Centers Rehabilitation</u> – Building 4 Mini-City Halls; bringing City services to citizens in Neighborhood Revitalization Areas.</p>	66	4 Facilities-Serving approximately 2,400 citizens	\$425,000
<p><b>INFRASTRUCTURE NEEDS:</b></p> <p><u>Public Works Department-Street, Sidewalks, Curb &amp; Gutter Improvements</u></p>	37	23,400 feet of public improvements	\$412,000
<p><b>PUBLIC SERVICE NEEDS:</b></p> <p><u>Neighborhood Assistance Program</u>-Assisting citizens in the Mini-City Halls in Neighborhood Revitalization Areas.</p> <p><u>Employment Training</u>-Assistance for the unemployed and underemployed.</p> <p><u>Health Services</u>-Bringing Health Care to citizens in Neighborhood Revitalization Areas.</p> <p><u>Communities in Schools</u>-Assisting children with school services.</p> <p><u>Women’s Services</u>-Assisting women and children in crises situations.</p> <p><u>Summer Youth Employment</u>-Training and assistance for unemployed youth.</p>	<p>66</p> <p>12</p> <p>14</p> <p>15</p> <p>49</p> <p>7</p>	<p>Approximately 2400 persons will benefit.</p> <p>351 persons will receive training.</p> <p>Approximately 19,000 persons will receive benefits.</p> <p>50 youth will be assisted.</p> <p>Approximately 1000 women will receive benefits.</p> <p>100 Youth will benefit.</p>	<p>\$455,000</p> <p>\$1,000,000</p> <p>\$82,000</p> <p>\$25,000</p> <p>\$225,000</p> <p>\$175,000</p>
<p><b>ANTI-CRIME PROGRAMS:</b></p> <p><u>Community Policing Programs</u>-All Police Department resources are directly or indirectly dedicated to Community Policing Programs</p>	1	The Police Department serves 304,011 people and 75,409 persons are located with in the Neighborhood Revitalization Area.	\$46,200,000
<p><b>YOUTH PROGRAMS:</b></p> <p><u>Youth Recreation and Enrichment</u>-Programs are directed toward reducing gang violence, providing recreational activities, and development skills.</p>	15	Approximately 600 youth are served.	\$100,000
<p><b>HISTORIC PRESERVATION NEEDS:</b></p> <p><u>Neighborhood</u></p>		<p>Funding for 2 major structures.</p> <p>High priority exists for</p>	



<u>Stabilization/Revitalization-</u> Revitalizing residential and non-residential historic buildings.	3 92	eliminating blight associated with designated historic buildings and a medium priority for historic preservation.	\$460,000
<b>ECONOMIC DEVELOPMENT:</b> <u>Business Assistance Program-</u> Provide HUD Section 108 loans with private bank loans to existing and start-up small and minority businesses in the Neighborhood Revitalization Areas that would not otherwise receive commercial bank loans.	10	A minimum of 117 jobs will be created, along with assistance training from Small Business Development Center, Wichita Technology Corporation, and the Small Business Administration	\$10,000,000
<b>PLANNING:</b> <u>Planning And Administration-</u> Historic Preservation Planning and Mandated Consolidated Plan activities along with direct and indirect program management.	42	Identifying and Developing Historic Preservation projects and providing support information for the Consolidated Plan.	\$358,200

#### Strategies to Address the Needs of Other Special Populations

Specific short-term community development objectives with benchmarks are listed in Table 23 (Table 2C) Most programs and projects to address identified needs will be completed by end of the next fiscal year.

The City of Wichita will continue to play an active role in the Supportive Housing Continuum of Care process in an effort to address all identified gaps in homeless services.

Transitional housing is an important strategy in Wichita's Continuum of Care. For many people, transitional housing has been the key to moving out of homelessness and into permanent housing. Transitional housing programs in the City of Wichita include United Methodist Urban Ministry's Leased Transitional Housing Program (in partnership with New Hope, Inc. and

Mennonite Housing); Inter-Faith Ministries' Safe Haven (in partnership with COMCARE's Homeless Program); United Methodist Urban Ministry's Purchased Transitional Housing Program; the Salvation Army Transitional Housing program; and, Wichita Children's Home's Bridges Transitional Housing Program.

Wichita and Sedgwick County's Continuum of Care includes additional transitional housing programs which are not funded through the HUD Super NOFA process but are available through: Connect Care (individuals who have HIV/AIDS); Mennonite Housing (families); Mental Health Association Residential Services (persons who have a serious mental illness); Miracles, Inc. (pregnant women who have a substance abuse problem and their children); and, New Hope, Inc. (victims of domestic violence).

Together, all of the previously noted transitional housing programs help homeless individuals and families from a wide range

of ages and with a broad variety of needs successfully make the transition from emergency shelter to permanent housing.

**Table 26**  
**Summary of Specific Homeless and Special Populations Objectives**  
**(1C)**

**Applicant's Name:** City of Wichita, KS

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**Priority Need: Homeless**

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**Specific Objective:** Support continued development of the Community-wide data base.

Number: One database

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**Specific Objective:** Provide Section 8 assistance to homeless individuals and families referred by emergency shelter.

Number: 50 vouchers

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**Specific Objective:** Support the preparation of the community's annual Continuum of Care application.

Number: One application/year

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**Specific Objective:** Submit application for state Emergency Shelter Grant funds to the Kansas Department of Commerce and Housing on behalf of community providers and administer awarded funds on behalf of the state.

Number: One application/year

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**Specific Objective:** Provide permanent supportive housing through the Shelter plus Care program to persons who are chronically mentally ill or affected with HIV/AIDS.

Number: 150 vouchers

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**Specific Objective:** Support the continued development of a strategic plan to address the needs for emergency shelter and housing and to assist service providers refine and improve outcomes measurement.

Number: One strategic plan

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**Priority Need: Special Populations Non-Homeless**

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**Specific Objective:** Provide permanent supportive housing through the Shelter plus Care program to persons who are chronically mentally ill or affected with HIV/AIDS.

Number: 150 vouchers

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## Anti-poverty Strategy

The City of Wichita's anti-poverty strategy focuses on partnerships, linkages and coordination between the City, County, United Way, the universities, the State of Kansas, social service agencies, metropolitan planning, public safety agencies and private sector agencies. One of the goals is to build community capacity to monitor and improve community health and related social services (including housing and public safety) through community involvement. A Wichita-Sedgwick County Community Assessment Unit is proposed to build and maintain an ongoing community profile using key community indicators to guide community planning in the areas of health and social services.

In addition, the City of Wichita seeks to revitalize inner city areas while promoting economic development and citizen involvement as means to empower disenfranchised persons and promote diversity. Key strategies include:

- Providing access for disadvantaged persons to regional employment opportunities.
- Coordination of supportive services for persons with special needs with physical development.
- Provide opportunities for low-income persons to accumulate assets through home ownership and business development.
- Providing training and education that leads to self-sufficiency and healthy families.

- Enabling low-income residents to provide leadership and solve problems in their neighborhood.

The City of Wichita provides a number of programs designed to integrate social services and housing activities for households living below the poverty line.

The programs of the Workforce Investment Act will begin in Kansas on July 1, 2000. The City of Wichita, as operator of federally funded employment and training programs for over twenty years, is a key partner in the Workforce Investment Act efforts. This includes responsibility for the U.S. Department of Labor Welfare to Work program. The City's goal in administering these programs is empowerment and self-sufficiency for low-income persons to reduce generational poverty.

The Workforce Investment Act and the Welfare to Work programs use a case management approach with every low-income person requesting assistance. Thorough assessment identifies all actual and potential needs of the job seeker and his/her family, then the case manager arranges for and coordinates service to meet those needs. The job seeker remains with his/her assigned case manager from initial interview through occupational training to job development, then to follow-up for several months after placement.

The Workforce Investment Act One-Stop service delivery system in south central Kansas uses the network approach to link partners for ease of referrals, sharing of resources, and coordination of services.

Clients, eligible for more than one program, are served as mutual clients; i.e. staffs of the agencies develop a joint employment plan with the client, specifying how each agency will provide assistance.

As assessment identifies actual and potential family needs, many of the necessary services are found with the City of Wichita structure. These include:

#### Health (operated jointly with Sedgwick County)

Birth Control  
Well Child Clinic  
Cholesterol, Blood Pressure, Sickle Cell, and Blood Sugar Testing  
Day Care Physical  
Home Health Care  
Immunizations  
Parenting Classes  
Pregnancy and Parental Care  
Tuberculosis Testing and Clinic  
Alcohol Family Counseling Center

#### Safety

Crime Prevention  
Summer Youth Employment

#### Recreation

Summer Day Camp for Children  
Golden Age Clubs  
Youth Enrichment

#### Housing

Low-Interest Energy Loans  
Public Housing  
Section 8 Housing  
Shelter Plus Care  
Housing Repair and Rehabilitation Loans and Grants

#### Nutrition

Food for Mothers and Young Children (WIC)

#### Transportation

Van Service for Persons with Disabilities  
Public Transportation

The goal of self-sufficiency for Workforce Investment Act and Welfare to Work clients is achieved through coordination of classroom occupational training and On-The-Job Training. Clients are trained for the local labor market, for jobs with a living wage, affordable benefits, and good potential for advancement.

A unique project targeted to population with the greatest need is the Cessna 21<sup>st</sup> Street Training Project with education, remedial training, occupational training, OJT, childcare, and housing in a single industrial campus.

The City's Housing Department has set aside Section 8 housing vouchers for Welfare to Work clients actively involved in a self-sufficiency plan. Those clients can also participate in that Department's Family Self Sufficiency Program, which helps build a nest egg of funds that can be used toward home ownership, small business ventures, and other self-sufficiency needs. Those funds can be used in conjunction with HOME ownership 80 (Single Family Home Ownership) and Affordable Housing Program grant funds for down payments, closing costs, and home repairs for their first home.

To address more severe housing needs, the Workforce Investment Act and Welfare to Work programs are coordinated with case management services available to the homeless through Shelter Plus Care. Those affiliated shelters provide the basic needs for the client and his/her family, and Workforce Investment Act and Welfare to Work provides resources for training, employment, and other supportive services.

The City of Wichita utilizes HUD Section 108 Loan Guarantee and Economic Development Initiatives funding to provide access to capital and credit for small and minority businesses within Neighborhood Revitalization Areas. The businesses can use these loans to start new ventures or expand existing operations under the new \$9 million dollar Business Loan Program. Job creation is a requirement for receipt of these loans, and the jobs are made available to low and moderate income residents.

The City is a public Community Action Program (CAP) agency, and a portion of its Community Services Block Grant funds is dedicated to utility and rent assistance to help low income families maintain stable living conditions. Emergency Shelter Grant funds are used for the same purpose.

City staff is an active partner in private medical providers' efforts called Project Access to coordinate and increase low cost services for the medically indigent. The City provides funds used by the provider network to pay for prescription drugs and consumable medical supplies. For many families just struggling out of poverty and not yet covered by health insurance, medical expenses are a major crisis. Project Access provides the necessary link between Medicaid and employment, providing full medical coverage to low-income families.

Wichita has recently moved to a new level of citizen participation, beyond a traditional advisory board structure. The city now has over 100 neighborhood associations, formed by their own citizens and organized around area concerns. Most are affiliated with Wichita Independent Neighborhoods, an umbrella organization that serves as a training and communication link among the associations.

The city government recently reorganized its neighborhood board structure into new District Advisory Boards. The six District Advisory Boards correspond to each City Council district. Each has 11 members representing a cross-section of their neighborhoods. The Boards' purpose is to provide direct input to elected City Council members concerning a broad range of social and community issues affecting their own neighborhoods.

### Public Housing Strategies

Strategies to be utilized by the Wichita Housing Authority to meet the needs of all eligible populations including current tenants and those on the waiting list include maximizing the number of affordable units available to the PHA within its current resources by:

- employing effective maintenance and management policies to minimize the number of public housing units off-line
- reducing turnover time for vacated public housing units
- reducing time to renovate public housing units; seeking to replace public housing units lost to the inventory through section 8 replacement housing resources
- maintaining or increasing section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- undertaking measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

- maintaining or increasing section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- maintaining or increasing section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- participating in overall development processes to ensure coordination with broader community strategies

For families at or below 30% of median, the housing authority of the City of Wichita will:

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work

For families at or below 50% of median, the housing authority of the City of Wichita will adopt rent policies to support and encourage work. Specifically, the housing authority has adopted ceiling rents designed to not penalize families whose incomes rise to levels that would otherwise cause the family to move from public housing.

To meet specific needs of the elderly, the housing authority has or will:

- seek designation of public housing specifically for the elderly, and
- apply for special-purpose vouchers targeted to the elderly, should they become available

To meet specific needs of families with disabilities, the housing authority of the City of Wichita will continue to implement modifications needed in public housing based on the section 504 Needs Assessment and apply for special-purpose vouchers targeted to families with disabilities, should they become available. The housing authority will also affirmatively market to local non-profit agencies that assist families with disabilities.

The City of Wichita Housing Authority will also seek to meet the specific needs of races or ethnic groups with disproportionate housing needs. By affirmatively marketing to races/ethnic groups shown to have disproportionate housing needs, WHA will provide counseling to Section 8 tenants as to location of units outside of areas of poverty or minority concentration. WHA will also assist them in locating those units. The WHA markets the Section 8 program to owners outside of areas of poverty /minority concentrations.

#### Strategies to Reduce Structures affected by Lead-Based Paint

As noted previously, the estimated number of Housing Units occupied by low and moderate income families containing lead-based paint hazards is 37,000 out of a total of 84,280 units.

To protect against lead-based paint hazards, the City of Wichita will:

- Continue to provide Wichita Housing Authority tenants with a copy of the booklet *Protect Your Family from Lead in Your Home*, in addition to the available records and reports pertaining to lead-based paint/hazards in their housing unit.
- Provide free screening tests for the general public through the Wichita-Sedgwick County Community Health Department. This is primarily for women, infants and children in WIC programs. Other qualifying low-income families may also request free screening tests.
- Continue to circulate information regarding lead-based paint health risks and continue to support the established lead poisoning committee to monitor the public's health as it relates to this hazard.
- Continue to keep a list of all reported cases of lead poisoning for the City of Wichita at the Community Health Department.
- Continue to advise households receiving assistance through the City's CDBG and HOME-funded programs of the dangers of lead-based paint

Currently, lead-based paint hazards are addressed under the regulations applicable to CPD-funded housing programs, which primarily focus on the existence of deteriorated paint. HUD's new regulation on Lead-Based Paint Hazards in Federally Owned Housing and Housing Receiving Federal Assistance will become effective September 15, 2000. New regulations will require paint testing, risk assessment, interim controls, safe work practices, and in

some cases, abatement, depending on the level of funding provided for a project.

The new regulations will also require licensing of inspectors performing initial property inspections and final clearance inspections. Contractors must be licensed to address lead-based paint issues, as well. Housing assistance programs that provide funding for rehabilitation will be monetarily impacted by the new regulation, in terms of increased contractor expenses and rehabilitation costs. This could result in a decline in the number of projects completed, depending on the level of program funding.

The City is preparing for compliance with the new regulation by identifying training/certification opportunities for local contractors and staff involved in the City's housing rehabilitation programs.

#### Strategies to Address Institutional Needs

The programs available under the Consolidated Plan and other programs will be coordinated and executed by the City of Wichita in partnership with public and private organizations, other levels of government and other special entities as deemed appropriate to the effective and timely completion of Consolidated Plan activities.

The specific methods and institutions to be utilized by program areas are listed in the following:

#### *City HUD Entitlement Programs*

- Community Development Block grant programs will be administered through the Department of Finance who will subcontract various activities to City Departments and non-City agencies.

- HOME Investment Partnership Act programs will be administered through Housing Services and carried out by staff, for-profit companies, service agencies and approved Community Housing Development Organizations (CHDOs).
- Emergency Shelter Grant programs will be administered by Housing Services contracting with service agencies as needed.

### *City Local Tax Programs*

The following programs are administered by the Department of Finance and may be used in conjunction with any eligible, approved program as deemed appropriate by the City Council.

Property tax abatement under an IRB program (excludes retail).

Industrial Revenue Bond financing.

Property tax rebate (State Neighborhood Revitalization Act).

Tax increment financing for land, improvements, parking, demolition of structures and most public improvements excluding privately redeveloped buildings.

State enterprise zone benefits available include sales tax exemption on materials and services purchased in connection with a redevelopment project.

General obligation economic development bonds (provides below market rate financing).

### *City Application Programs*

- Section 108 Loan Guarantee and Economic Development Initiatives

funding will be administered by the Department of Finance in partnership with:

Bank of America, INTRUST Bank, Commerce Bank, Small Business Administration, South Central Kansas Economic Development District, Wichita Technology Corporation, Wichita State University Small Business Development Center, Kansas Minority Business Development Council and other appropriate agencies.

- Public Housing programs will be administered by the City's Housing Services. The Wichita Housing authority operates as an organization unit of the City of Wichita. The Board of Housing Commissioners are appointed by the Wichita City Council and are advisory. Staff of the Housing Authority are City staff under the direction of Housing Services. All hiring, contracting and procurement is accomplished in accordance with the policies and procedures of the City of Wichita. Proposed sites, the Comprehensive Plan of the public housing agency, and any proposed acquisition, demolition or disposition of public housing developments are reviewed and approved by the City Council. The Wichita Housing Authority is not a "troubled" housing authority under HUD rules. Specific programs operating by the Housing Authority include: Section 8 Certificates; Section 8 Vouchers; Public Housing Development; Public Housing Comprehensive Grant; Shelter Plus Care; Family self-sufficiency and Section 5 (h) Public Housing Home Ownership.

- Federal Home Loan Bank Board, Affordable Housing Programs, will be administered by Housing Services.



- Special programs developed with Fannie Mae programs will be administered by Housing Services.
- Some competitive homeless programs will be administered and/or coordinated through Housing Services including, but not limited to SuperNOFA homeless programs, Transitional Housing, State Emergency Shelter Grants and Permanent Housing for the Handicapped. Where appropriate, the actual services/programs may be carried out by service agencies.
- Section 202/811 will generally consist of agency applications coordinated through the City and will require a Certificate of Consistency with the approved Consolidated Plan from the City. The City may, at its option, elect to apply.

#### *Sedgwick County Programs*

Section 8 Certificates and Section 8 Vouchers will be used support needs outside of the City of Wichita. To provide Single Family Mortgage Revenue bond financing and Mortgage Credit Certificate Program within the City of Wichita, Sedgwick County administered programs will be used.

#### *State of Kansas Application Programs*

The City of Wichita or other public and private agencies may apply for the following State programs:

- Low Income Housing Tax Credits
- Historic Tax Credits
- Kansas State Housing Trust Fund
- Kansas Heritage Trust Fund

- Kansas Metropolitan Strategic Action Planning Grant
- Kansas Industrial Training Fund (KIT)
- Kansas Educational Rehabilitation Program (KER)
- Kansas Community Service Act Program
- Kansas Export Tax Credit Program
- Kansas Existing Industry Expansion Program (KEIP)
- Kansas Economic Opportunity Initiatives Fund (KEOIF)

The City of Wichita will utilize the following entities through which the Consolidated Plan will be carried out. These entities include, but are not limited to:

#### *Governmental Participants*

- City of Wichita-City Manager's Office
- City of Wichita-Department of Finance
- City of Wichita-Housing Services
- City of Wichita-Wichita Housing Authority
- City of Wichita-Public Works Department
- City of Wichita-Park and Recreation Department
- City of Wichita-Public Libraries
- Wichita/Sedgwick County Metropolitan Area Planning Department
- Wichita/Sedgwick County Department of Health

#### *Non-Profit Housing and Service Organizations*

- Inter-Faith Ministries
- Catholic Charities
- United Methodist Urban Ministries
- Salvation Army
- Center of Hope

- Mennonite Housing Rehabilitation Services
- Community Housing Services
- Urban League
- Wichita Indochinese Center
- Helping People Economically (HOPE)
- Cities in Schools
- YWCA
- YMCA
- Orpheum Theatre
- South Central Kansas Economic Development District
- Wichita State University-Small Business Development Center
- Wichita State University-Wichita Technology Corporation
- Kansas Minority Business Development Corporation
- Small Business Administration

#### *Lender Participants*

- INTRUST Bank
- Bank of America
- Commerce Bank
- Capital Federal
- Sunflower Bank
- Emprise Bank
- American Bank
- Central Bank and Trust
- Central National Bank
- Commercial Federal Bank
- Fidelity Bank
- Southwest National Bank
- Security Savings Bank
- First Trust National Mortgage
- Mercury Mortgage
- Mortgage Center
- Priority Mortgage
- CMC Mortgage

#### *Private Industry Organizations*

- Wichita Area Builders Association
- Wichita Homebuilder's Association
- Wichita Chapter of Real Estate Management

### Strategies to Reduce Barriers to Affordable Housing

#### *Land Use Controls*

The City of Wichita and Sedgwick County use a unified zoning code that allows for much flexibility in uses and yard requirements within its districts. The code employs a pyramid or cumulative approach whereby uses allowed in a restrictive zone are nearly all allowed in the next (less restrictive) zone. This allows the flexibility for mixed density and mixed-use developments on many parcels of land in the City.

There is one single family district that permits small, 6000 square foot lots. This district (SF-6) also has provisions for zero lot and cluster developments without a public hearing process. As a further incentive to help development occur at more compact and less land-consumptive rates, the district is being modified to accommodate homes on 5000 square foot lots. Finally, there are no house size or appearance requirements in the SF-6 district. Wichita's multi-family districts allow for generous numbers of housing units to be built. The multi-family districts known as MF-18 and MF 29 allow 18 and 29 units per acre respectively. In addition, the Business district (B) allows as many as 75 units per acre, although this density is excessive for the Wichita market and has not been utilized. A recent apartment building "mini boom" in 1997-1999 produced many more apartments for the middle and luxury market. Manufactured homes are mandated by state law to be allowed on single-family lots if they are double-wide, on permanent foundations, and have pitched roofs.

The new unified zoning code also has new provisions for "accessory apartments" in single-family areas and for more liberal height and parking requirements for multi-family zones.

As for subdivision regulations, the City of Wichita has been very accommodating in expediting the processing of applications for subdivisions. The City does not impose the level of standards found in high growth communities. Instead, the city and county are very accommodating of the private homebuilding industry and use typically average standards for streets, sidewalks, drainage and other improvements. The subdivision code standards were updated in 1997 with cooperation and input from local builders and developers.

#### *Building Codes*

There is currently a recommendation from the City's Redevelopment Incentives Task Force to adopt a new Housing Rehabilitation Code and/or a change of construction code. These codes would encourage major renovations to older buildings and adaptive reuse of existing buildings and their outdated floor plans and interior schemes. Current construction codes do not clearly outline minimum standards for remodeling. Much is left to the discretion and judgement of the code enforcement officials and plan examiners.

A subcommittee of the Task Force reviewed the New Jersey Rehabilitation Code, which will serve as a starting point for Wichita's revised codes. The target date for implementation is at the end of 2000.

#### *Development Fees and Charges*

The City does not use impact fees, or any roads, park or school land and improvements. Nor, are there any land dedication or fee-in-lieu of land requirements. There are no local wetland,

groundwater recharge, wildlife, vegetation protection or agricultural land preservation measures in place, and floodplain regulations do not exceed the FEMA minimum standards. Thus, the costs of regulations and exactions to developers are kept to a minimum.

Furthermore, to assist developers, the City continues to underwrite special assessments for subdivision improvements, rather than have developers pay these costs up front themselves. This allows the cost of infrastructure improvements to be spread out and paid over time by new home buyers. This is quite unique and is a special incentive rarely found in other parts of the country.

The City does have the sewer and water connection fees, as well as sewer and water plant equity (similar to impact) fees. However, beginning on July 1, 1998, these fees were deferred for new construction within the City's Local investment Areas (LIA's) and within the City's State and HUD Revitalization areas.

#### *Growth Limits*

Some communities use growth management techniques to control the costs of infrastructure and public services to taxpayers. In a few instances, these tools limit the supply of available land to develop in a metropolitan area and cause a subsequent rise in housing costs. Two common methods, which use geographic boundaries to identify preferred growth areas, are urban growth areas (UGA) and the use of urban service areas (USAs).

However, the City of Wichita does not make use of either of these tools in a regulatory manner to control the supply of “developable” land. In actuality, the size of Wichita’s designated future water and sewer services area is over 50% than that needed for the expected Year 2030 growth. Growth limits are, thus not a barrier to housing supply and costs in Wichita.

### *Tax Policies*

The tax policies in effect do not negatively affect housing affordability in Wichita. The most common complaint found locally, as well as in other areas of the country, relates to the “penalties of additional taxes” people receive when making improvements to their properties. These concerns result from ensuing higher taxes due to higher property values after improvement.

Several years ago, new state legislation was passed which permits local governments to “rebate” property taxes in designated revitalization areas. This tool has been in effect in Wichita since 1998, and is designed to help low income areas attract reinvestment. The program allows property owners to receive a rebate of up to 95% of the added value of improvements.

Tax increment financing continues to be used to stimulate new reinvestment. In addition, the renewed effort to produce more neighborhood plans in areas of need may unveil more opportunities for use of tax policies to stimulate housing and community development where most needed.

### *Incentives to Overcome Market Disadvantages of Older City Development*

The attraction of building new developments on the fringes of a metropolitan area is due

to several factors. Previously cited have been the concerns developers have with:

- The difficulty and cost of assembling land from many owners;
- Lack of a market for single family housing in these areas
- Perceptions about the Wichita School District
- Lack of flexibility in regulations and conditions to accommodate new housing styles;
- Lack of sufficient incentives by government

In addition, there are lingering worries about crime (although the crime rates have been shown to be at their lowest points in about 20 years), lack of amenities and shopping facilities, and the need to pay connection fees for infrastructure already in place.

To overcome the lack of interest in redevelopment of older areas, the City of Wichita made a commitment in 1999 to assemble a Task Force of key city staff members. This team invited business and community stakeholders, who have in depth knowledge of the land development and real estate market, to brainstorm and later review the preliminary findings and recommendations of the Task Force. The recommended actions focus on serving three groups (the developer, the housing consumer, and the community at large). The recommendations fall into one of four category types: regulatory barriers, leveraging of resources/financial incentives, enhanced community services, and marketing. Action plans to implement the most needed of these recommendations are being developed in 2000. A summary of the recommendations for Phase I implementation are included in Appendix E.

## Educational and Institutional Strategies

### *Education*

Education about housing issues usually occurs on an individual basis. The education comes through life's experiences of leaving home to go to college or for one's first apartment. Later one makes his or her first home purchase and learns about housing styles, building components, financing, maintenance and even neighborhood appearance and upkeep.

From the community perspective, it is necessary for the educational process to go beyond individual concerns and embrace instead the "bigger picture" of neighborhood or community at large. Neglected housing and the absence of proactive community development lead to problems for the entire community.

Diminished pride in city and neighborhood, loss of commercial services and retail opportunities, loss of jobs, vandalism, blight, deteriorating infrastructure, loss of trust in the school system, and lost tax revenues are some of the major problems that arise when investment abandons neighborhoods. Too many communities have learned the hard way that benign neglect only exacerbates problems down the road. Therefore, measures need to be taken to allow the city's residents and business owners to understand and prepare for both positive and negative changes.

In Wichita, there have been several measures at the community scale, which have educated people about community development and decay. These include:

- Neighborhood University, which is a bi-annual training session for organizing and utilizing neighborhood associations
- Citizen's Academy (law enforcement)
- Wichita Neighborhood Initiative of 1994
- Community Policing
- Increasing number of contested rezoning cases
- Growth of the Wichita Independent Neighborhood Organization
- Comprehensive Plan development process
- Mini-City Halls throughout the City
- Neighborhood Planning
- City District Advisory Boards to the City Council.

In addition, a new proactive initiative to reach out to the youth and adults is in the Year 2000 work program for the Metropolitan Area Planning Department. This is known as the community planning awareness program. Its objectives include:

- Teaching students about city and neighborhood planning
- Creating and understanding the land use planning process
- Teaching students, teachers and parents how to observe and analyze the urban environment
- Teaching participants how to define problems, explore alternatives and advocate solutions.

### *Mayor's Initiative on Racism*

Mayor Bob Knight of Wichita is the current president of the National League of Cities. As one of his major initiatives, the mayor has selected the issue of “undoing racism”. Unfortunately racism still rears its head in a number of life’s situations.

As described in the March 13<sup>th</sup> issue of *Nation's Cities Weekly*, the mayor noted that mayors and council members are increasingly adopting proactive measures to increase a community’s capacity to address racial aspects of policy and program issues. He has asked fellow municipalities to join him in establishing an ongoing process for dealing with racial issues in the nation’s cities. As Wichita’s mayor, Bob Knight will be able to discuss, from a highly visible platform, a variety of issues affecting minorities. One of the issues that positively affect the wellbeing of the entire city is housing choice. Throughout the year, communities will be asked to examine how racism affects life in the different cities, including the matter of housing.

### **C. Overcoming Gaps in Service and Coordination**

In overcoming gaps in its institutional structure and coordinating services, the City of Wichita will rely on several techniques to address priority community needs. First, the City will utilize its six District Advisory Boards to provide, direct, meaningful, ongoing input to the City Council on a variety of community and neighborhood needs. Second, the City has undertaken development/revision of a Comprehensive Homeless Plan. A part of the Comprehensive Homeless Plan is to identify and address gaps in service, duplication of services and costs and develop outcome measures that show homeless programs and

services that are making a meaningful difference in homeless persons lives. The City will continue to utilize the seven county Regional Economic Area Partnership to identify economic and workforces issues that require action. The City will also continue to work with the Council on Funding Agencies comprised of United Way of the Plains, Sedgwick County, State of Kansas and the City as the major funding agencies to develop common application forms for grants, joint grant reviews and similar techniques designed focus limited resources on the highest priority needs.

Finally, the City, in cooperation with United Way of the Plains and representatives from mental health, local government, social services, public safety, public health, local universities and metropolitan area planning are creating a Community Assessment Unit. The purpose is to build capacity to monitor and improve community health and related social and human services. The Community Profile has been established which has 56 primary indicators that will enable the Community Assessment Unit to profile and guide community planning in the areas of health and social services (including housing, crime, substance abuse etc.).

### Public Housing Resident Initiatives

The Wichita Housing Authority (WHA) and Sedgwick County Department on Aging staff have developed and submitted to HUD an application for a Resident Service Delivery Program which will enhance the livability of Greenway Manor, McLean Manor, Rosa Gragg and Bernice Hutcherson Apartment Complexes for Public Housing residents. The program will assist residents with housekeeping, transportation and companionship needs at a nominal cost to the resident.

The purpose of the ROSS Program is to provide linkages to public housing residents by providing supportive services, resident empowerment activities and assisting residents in becoming economically self-sufficient.

The Housing Authority has also initiated a Resident Coordinator program for Greenway Manor and McLean Manor. The Sedgwick County Department on Aging also operates this program under contract. While not providing direct services, the coordinator will assist residents obtain public services of community agencies that can assist the residents continue independent living and increase self-sufficiency.

Creation of a tenant advisory board with broad representation from public housing and Section 8 tenants has increased opportunities for tenants to participate in the planning process of the housing authority.

The Housing Authority has developed a homeownership plan, which will make available up to 100 units of the current public housing single-family inventory for sale to public housing or Section 8 tenants or families on the waiting list. Plans to develop a Section 8 homeownership program will also increase homeownership opportunities.